

American Foreclosure Services, Inc.
c/o Suttell & Associates, P.S.
7525 SE 24TH St. Ste #310
Mercer Island, WA 98040-2300



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Skagit County Auditor
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116100-P

LAND TITLE OF SKAGIT COUNTY

TRUSTEE'S DEED

The Grantor, American Foreclosure Services, Inc., as the present Trustee under that Deed of Trust as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys, without warranty to Grantee, Vanderbilt Mortgage and Finance, Inc., that certain real property situated in the County of Skagit, State of Washington, described as follows:

LOT 17, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 163 THROUGH 166, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

IN SKAGIT COUNTY, WASHINGTON

AND A 2003 OAKWOOD MANUFACTURED HOME 27X56 SERIAL #G00R23N27258.

(TAX PARCEL NO. 4628-000-017-0006).

1. This conveyance is made pursuant to the power, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between William C. Cathey and Suzanne E. Lyn, husband and wife, as Grantor to Land Title Company, as Trustee, and Vanderbilt Mortgage and Finance, Inc., as beneficiary, dated January 15, 2003, recorded January 16, 2003 under Skagit County Auditor's Number

200301160143 in the records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$121,958.65 together with interest thereon according to the terms thereof, in favor of Vanderbilt Mortgage and Finance, Inc. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligation secured and/or covenants of the Grantor as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust, made operative the power of sale, the 30 days advance notice of default was transmitted to the Grantor and/or his successors in interest and a copy of said notice was posted or served in accordance with law.

5. Vanderbilt Mortgage and Finance, Inc. being then the holder of the indebtedness secured by said Deed of Trust, requested said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The default specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed, and on February 7, 2006, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale, for said property under Skagit County Auditor's No. 200602070093.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, set the place of sale outside the front entrance of the Skagit County Courthouse, 205 West Kincaid St, in the city of Mount Vernon, County of Skagit, Washington, a public place at 9:00 A.M. on May 26, 2006 and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto, and either caused said Notice to be posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published once between the 32nd and 28th day of sale, and once between the 11th and 7th day before the date of sale, in a legal newspaper, in each county in which the property or any part thereof is situated, and further included with each notice, which was transmitted or

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erved upon the Grantor, or his successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During the foreclosure no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of the obligation in any Court by the reason of the Grantor's default on the obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with as to acts performed and notices to be given, as provided in Chapter 61.24 of the Revised Code of Washington.

10. The default specified in the Notice of Trustee's Sale not having been cured ten (10) days prior to the date of the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on May 26, 2006, the date of sale, which was not less than 190 days from the date of default on the obligation secured, the undersigned Trustee, then and there sold at public auction to said Grantee, the highest bidder thereof, the property hereinabove described for the sum of \$90,000.00, by the satisfaction in full of the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

DATED this 31st day of May, 2006.

AMERICAN FORECLOSURE SERVICES, INC.

By: 
William G. Suttell, President,
Successor Trustee

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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 31st day of May, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William G. Suttell, to me known to be the President of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Debbi L. Stewart
Notary Public in and for the State of Washington, residing at Mercer Island.

Name Printed: Debbie Stewart.
My commission expires: 11/03/08.

2718
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 1 2006

Amount Paid \$ 0
Skagit Co. Treasurer
By Jp Deputy

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