



201104180151  
Skagit County Auditor

4/18/2011 Page 1 of 2 10:26AM

AND WHEN RECORDED MAIL TO:

American Home Mortgage Servicing  
4600 REGENT BLVD.  
SUITE 200  
IRVING, TX 75063

T.S. No. T08-41846-WA Loan No. 0056678451

GUARDIAN NORTHWEST TITLE CO.

95761

Parcel Number P117212

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

**MATTHEW A. TURNER AND JENI L. PEASE, EACH AS THEIR SEPARATE ESTATE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, is the grantor, and **FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY** is the trustee, and **ARGENT MORTGAGE COMPANY, LLC.**, is the beneficiary under that certain deed of trust dated **03-08-2004**, and recorded on **03-15-2004** under Auditor's File No. **200403150151**, records of **SKAGIT** County, Washington.

Said deed of trust encumbers the following property:  
LOT 3, SHORT PLAT NO. SW-03-099, APPROVED AUGUST 30, 2000, RECORDED SEPTEMBER 12, 2000, UNDER AUDITOR'S FILE NO. 200009120149, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 50 FEET OF LOT 1 AS DELINEATED ON SAID SHORT PLAT;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 30 FEET OF LOT 2 AS DELINEATED ON SAID SHORT PLAT;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS DELINEATED ON THE DEED UNDER AUDITOR'S FILE NO. 199909230053.

The undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 11-19-2008, under Auditors # 200811190110, records of SKAGIT, Washington.

This discontinuance shall not be construed a waiving any breach or default under the above referenced deed of trust, or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election to not allow the sale to be made pursuant to the above referenced Notice of Trustee's Sale.

DATED: February 11, 2011

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE  
C/O CR TITLE SERVICES, INC.

*Marcy Savage*  
Asst Sec

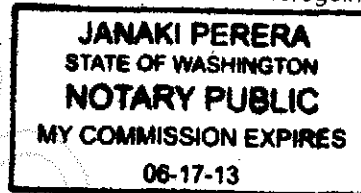
State of Washington ) ss.  
County of King- **SKAGIT**

On 02/11, 2011 before me, JANAKI PERERA Notary Public, personally appeared Marcy Savage, Asst Sec \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OR PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Janaki Perera* (Seal)



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.



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