



SAFECO

96803

TRUSTEE'S DEED

BOOK 59 PAGE 851

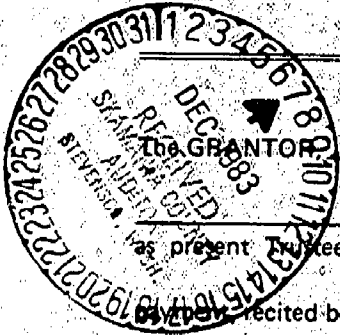
SAFECO TITLE INSURANCE COMPANY  
2615 FOURTH AVENUE  
SEATTLE, WA 98121  
P. O. BOX 21987, SEATTLE, WA 98111  
TELEPHONE: 206-292-1550

Filed for Record at Request of

THIS SPACE RESERVED FOR RECORDER'S USE:

Name TERRY C. SCHMALZAddress P.O. BOX 156City and State Selah, WA., 98942

NO STATE REVENUE DUE



TERRY C. SCHMALZ

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING IS BY  
Peter Schmalz, Head of  
115 So. 2nd St. Selah, WA  
AT 12:15 ON 12-7 1983  
OF mtg PAGE 851

Gary M. Olson  
COUNTY AUDITOR

as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and  
recited below, hereby grants and conveys, without warranty, to: COMMERCE MORTGAGE COMPANY

GRANTEE,

that real property, situated in the County of Skamania, State of Washington, described as follows:  
A tract of land located in the Southwest quarter of the Northwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, State of Washington, County of Skamania, described as follows: Beginning at a point 60 rods and 10 2/3 feet East and 101 rods and 13-1/2 feet North of the Southwest corner of the Northwest quarter of the Southwest quarter of the said Section 21; thence East 184.3 feet; thence North 249 feet to the initial point of the tract hereby described; thence North 92 feet; thence East 144 feet to the East line of the Southwest quarter of the Northwest quarter of the said Section 21; thence South along said East line 92 feet to a point East of the initial point; thence West 144 feet to the initial point.

## RECITALS:

- This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between WILLIAM D. TRUITT & FONDA TRUITT, husband and wife as Grantor, to SAFECO TITLE INSURANCE COMPANY as Trustee, and COMMERCE MORTGAGE COMPANY as Beneficiary, dated January 10, 1979, recorded January 15, 1979, as No. 87910, in Book/Reel 56, Page/Frame 93, records of Skamania County, Washington.
- Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) in the sum of \$ 41,500.00 with interest thereon, according to the terms thereof, in favor of COMMERCE MORTGAGE COMPANY and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
- The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
- Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty-day advance "Notice of Default" was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

Transaction in compliance with County sub-division ordinance  
Skamania County Assessor - By: C/C

5. COMMERCE MORTGAGE COMPANY

being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

## 6. The defaults 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 August 26, 1983, recorded in the office of the Auditor of

Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book/Real  
59, Page/Frame 592, as No. 96284.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as FRONT ENTRANCE, SKAMANIA

COUNTY COURTHOUSE, STEVENSON, WASHINGTON a public place, at 9:30 o'clock A.M., 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 posted or served prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or 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 foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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

## 10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale

and said obligation secured by said Deed of Trust remaining unpaid, on December 2, 1983

the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property

hereinabove described, for the sum of \$ 43,197.00 (cash) (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.)

DATED this 2d day of December, 1983.

No. n/a

TRANSACTION EXCISE TAX

DEC 7 1983

Amount Paid n/a

Skamania County Treasurer

By [Signature]

(Trustee)

TERRY C. SCHMALZ, Successor  
Trustee

BY:

(Name, Title)

BY:

(Name, Title)

STATE OF WASHINGTON

COUNTY OF YAKIMA

ss.

On this day personally appeared before me

TERRY C. SCHMALZ

to me known to be the individual described in and who executed the within and foregoing instru-

ment, and acknowledged that he signed the same

as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

2d day of December, 1983.[Signature]Notary Public in and for the State of Wash-  
ington, residing at Yakima.

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

before me, the undersigned, a Notary Public in and for the State of Wash-  
ington, duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_

to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary,  
respectively, of \_\_\_\_\_the corporation that executed the foregoing instrument, and acknowledged  
the said instrument to be the free and voluntary act and deed of said corpora-  
tion, for the uses and purposes therein mentioned, and on oath stated that\_\_\_\_\_ authorized to execute the said instrument and that the seal  
affixed is the corporate seal of said corporation.

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

[Signature]Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_