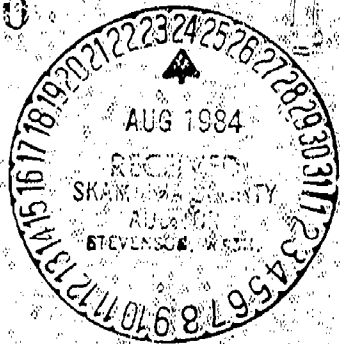


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## TRUSTEE'S DEED

THIS INDENTURE, made this 24th day of August, 1984, between GERALD A. MATOSICH, Successor Trustee, and RAINIER NATIONAL BANK, a Washington Corporation, hereinafter called Grantee:

## WITNESSETH:

## Recitals:

JAMES LEE BUTLER and BONNIE LEE BUTLER, husband and wife, as Grantor, executed and delivered to SKAMANIA COUNTY TITLE COMPANY, as Trustee, for the benefit of RAINIER NATIONAL BANK, a Washington Corporation, as Beneficiary, a certain Deed of Trust dated December 17, 1981, duly recorded on December 18, 1981, in Book 50 of Mortgages at page 417, under Auditor's File No. 93510, Records of Skamania County, Washington. In and by said Deed of Trust, which by its terms provided that said real property was not used principally for agricultural or farming purposes, the real property therein described as conveyed by said Grantor to said Trustee to secure, among other things, the performance of an obligation of the Grantor to the said Beneficiary as set forth in said Deed of Trust. The said Grantor thereafter defaulted in his performance of the obligations secured by said Deed of Trust as stated in the Beneficiary's Notice of Default as served upon the Trustee herein, which default made operative the power of sale contained in said Deed of Trust, and such Default still existed at the time of sale hereinafter described. Prior to Trustee's sale the original Trustee, SKAMANIA COUNTY TITLE COMPANY, did enter its resignation and appointed GERALD A. MATOSICH, as Successor Trustee. Said Resignation and Appointment of Successor Trustee was executed on March 22, 1984, and was duly recorded on March 24, 1984, in Book 60 of Mortgages, Page 125, under Auditor's File No. 97327; records of Skamania County, Washington.

By reason of said default, the owner and holder of the obligations secured by said Deed of Trust, being the Beneficiary named in said Deed of Trust, or his successor in interest, declared all sums secured by said Deed of Trust immediately due and owing and gave notice of said default to said Successor Trustee, containing his election to sell said real property and to satisfy the obligations of said Deed of Trust by advertisement and sale.

The Successor Trustee thereupon, and more than 30 days before recording, transmitting or serving his Notice of Sale, gave to the Grantor in the manner required by law a Notice of Default setting forth the amount necessary to reinstate the Note and Deed of Trust and advising of the consequences of his failure to do so. There being no response by the Grantor, the undersigned Successor Trustee gave notice of the time and place of sale of said real property as fixed by him by recording Notice of Sale at least 90 days prior to the date fixed for said sale in the office of the County Auditor of Skamania County where said real property is situated as required by law; copies of said Notice of Sale were mailed by first class and certified mail at least 90 days prior to the date fixed for said sale to the Grantor (including a Notice of Foreclosure as required by Law) and to each person who had an interest in or lien or claim of lien of record on said property at the time that Notice of Sale was recorded; a copy of the Notice of Sale was posted in a conspicuous place upon said real estate, or the occupants of said premises were personally served, in the manner in which a summons is served, with said Notice of Sale at least 90 days prior to the date fixed for said sale. Further, the Successor Trustee

AFTER RECORDING RETURN TO  
GERALD A. MATOSICH  
Attorney at Law  
P. O. Box 417  
White Salmon, WA 98672

NO. 9972  
TRANSACTION EXCISE TAX  
AUG 2 1984  
Amount Paid  
Skamania County Treasurer

published a copy of said Notice of Sale in a legal newspaper in the county or the counties in which said real property is situated once between the thirty-second and twenty-eight day before the date of sale, and once between the eleventh and seventh day before the date of sale. On and between the date of recording of the Notice of Sale and the date of sale there was no court action pending on an obligation secured by the Deed of Trust, nor was there any court action pending to foreclose a lien or other encumbrance on all or any part of the secured property at the time of sale.

Pursuant to said Notice of Sale, the undersigned Successor Trustee on August 24, 1984, at the hour of 10:00 a.m., on said day, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Washington, and pursuant to the powers conferred upon him by said Deed of Trust, and in compliance with the provisions of RCW 61.24, sold said real estate at public auction to the said Grantee herein for the sum of \$49,778.55, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by the Grantee, the receipt whereof hereby is acknowledged, and by virtue of the authority vested in said Successor Trustee by the laws of the State of Washington, and by said Deed of Trust, the Successor Trustee does hereby convey unto the Grantee all the interest which the Grantor had or had power to convey at the time of execution by him of said Deed of Trust, together with any interest the said Grantor or his successors in interest acquired after the execution of said Deed of Trust in and to the following described real property, situated in the County of Skamania, State of Washington, to-wit:


Beginning at the Southwest corner of the Southeast Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian; thence East 30 feet; then North 1,536.55 feet; thence East 208.5 feet to the initial point of the tract hereby described; thence East 120.5 feet; thence North 104.25 feet; then West 120.5 feet; thence South 104.25 feet to the initial point.

TOGETHER WITH 1967 BelAir 44 x 20 Mobile Home, Serial No. S2522.

To Have and To Hold the same unto the Grantee, his heirs and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and neuter and the singular includes the plural; the word "Grantor" includes any successor in interest to the Grantor as well as each and all other persons owning an obligation, the performance of which is secured by said trust deed; the word "Trustee" includes any Successor Trustee, and the word "Beneficiary" includes any successor in interest of the Beneficiary first named above.

IN WITNESS WHEREOF, the undersigned Successor Trustee has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

  
GERALD A. MATOSICH, Successor Trustee



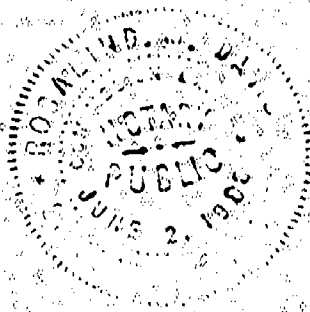
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STATE OF WASHINGTON )  
County of Skamania ) ss

On this day personally appeared before me GERALD A. MATOSICH, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and official seal this 24th day of August, 1984.



*Rosalind M. Davis*  
Notary Public for Washington  
Residing at *Stevenson* therein

STATE OF WASHINGTON ) ss  
COUNTY OF SKAMANIA )

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

*Gerald Matosich*

OF *White Salmon, WA*

AT *10:25 A* *Aug 24* 19 *84*

WAS RECORDED IN BOOK *60*

NOTY *650-652*

RECORDS OF SKAMANIA COUNTY WITH

*Gary M. Allen*

COUNTY AUDITOR

*B. Balcock* DEPUTY