

TRUSTEE'S DEED

The Grantor, William G. Suttell, 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 Rainier National Bank, Grantee, that certain real property situated in the County of Skamania, State of Washington, described in Exhibit "A".

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Richard F. Ruff and Eva J. Ruff, as Grantors to Skamania County Title Company as Trustee and Rainier National Bank as beneficiary, dated December 3, 1980 recorded December 4, 1980 under Skamania County Auditor's No. 91718 in the records of Skamania 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 \$24,000.00 together with interest thereon, according to the terms thereof, in favor of Rainier National Bank, 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 Grantors and/or their successors in interest and a copy of said notice was posted or served in accordance with law.

5. Rainier National Bank, 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 April 13, 1984, recorded in the office of the Auditor of Skamania County, Washington, a notice of Trustee's Sale, for said property, Skamania County Auditor's No. 97436.

7. The Trustee, in his aforesaid notice of Trustee's Sale, set the place of sale outside the front entrance of Skamania County Courthouse, Stevenson, WA, a public place, at 9:00 A.M. on September 28, 1984, 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 in which the property is situated; and further included with each 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 the foreclosure, no action was pending on the 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 of the Revised Code of Washington.

10. The default specified in the Notice of Trustee's Sale not having been cured 10 days prior to the date of the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on September 28, 1984, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the undersigned Trustee by his agent, then and there sold at public auction to said Grantee as the highest bidder, the property hereinabove described for \$41,000.00 and the satisfaction in full of the obligation secured by said Deed of Trust.

DATED this 9th day of October, 1984.

William G. Suttell
William G. Suttell
Successor Trustee

SUBSCRIBED AND SWORN TO before me this 11th day of October, 1984.

John M. Jackstone
NOTARY PUBLIC in and for the State
of Washington, residing at Seattle.

10045

No. _____
TRANSACTION EXCISE TAX

OCT 15 1984

Amount Paid

Shawano County Treasurer

By



STATE OF WASHINGTON
COUNTY OF SHAWANO

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT

William G. Suttell
415 Western Bldg. Little Rock, AR

AT 2:30 PM 10-16-84

W. Suttell

Deed

WITH

John M. Jackstone

NOTARY

Shawano County