

Filed for Record at Request of  
5-7 1/2 - 36-CB-2300

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

NO STATE REVENUE DUE

THIS SPACE RESERVED FOR RECORDER'S USE:	
STATE OF	WASHINGTON
COUNTY OF	SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING FILED BY	
<u>Terry C. Schmalz</u>	
<u>Box 156 Selah, Wa.</u>	
AT	<u>4:00</u> on <u>11-27</u> , 19 <u>84</u>
WAS RECORDED IN BOOK	<u>66</u>
	<u>7279</u> PAGE <u>965</u>

The GRANTOR, TERRY C. SCHMALZ

RECORDED IN SKAMANIA COUNTY WITH  
Daryl M. Olson  
COUNTY AUDITOR  
E. M. [Signature]

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

GRANTEE,

that real property, situated in the County of Skamania, State of Washington, described as follows:

Lots 6 and 7, EXCEPT the North 20 feet of Lot 7; Block 4 of the Second Addition to HILL CREST ACRE TRACTS, as per plat recorded in Book A of Plats, Page 100, records of Skamania County, Washington,



No. 10083  
NOV 2 1984  
By [Signature]

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 MICHAEL SEAN COWAN & JUDY LYNN COWAN, husband & wife as Grantor, to SAFECO TITLE INSURANCE COMPANY as Trustee, and COMMERCE MORTGAGE COMPANY as Beneficiary, dated March 27, 1979, recorded March 30, 1979 as No. 88272, in Book/Reel 56, Page/Frame 221, 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 \$ 44,500.00 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.

- 5. FEDERAL NATIONAL MORTGAGE ASSOCIATION  
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 July 13, 1984, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel 60, Page/Frame 537, as No. 97885.
- 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 November 16, 1984\* 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 \$ 40,194.00 (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 16th day of November, 19 84.

Said Trustee's Sale was continued from October 19, 1984.

TERRY C. SCHMALZ, SUCCESSOR TRUSTEE  
(Trustee)

BY: [Signature]  
(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 instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn to, and \_\_\_\_\_ to me known to be the \_\_\_\_\_ respectively, of \_\_\_\_\_ the corporation that executed the said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of October, 19 84.

Mollie M. Earhart  
Notary Public in and for the State of Washington, residing at Yakima, WA

Witness my hand and official seal written.

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

RECORDED WITHIN  
BY  
TERRY C. SCHMALZ  
PO BOX 130  
SELAH, WA 98142  
11:25 A Nov 28 1984  
84  
DEED 143

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