

104790

BOOK 108 PAGE 627

SK-14765  
04-07-23-3-4-0100-00

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 First Independent Bank, Grantee, that certain 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 Southeast Quarter (SW 1/4 SE 1/4) of Section 23, Township 4 North, Range 7 East Willamette Meridian, described as follows:

Beginning at a point 1,072.5 feet North of the Southwest Corner of the Southeast Quarter of the Southeast Quarter of the said Section 23; thence North 247.5 feet, more or less, to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of the said Section 23; thence West to the Easterly right of way line of the Wind River Highway; thence south 03° 26' West following the Easterly line of said highway to a point due West of the point of beginning; Thence East to the point of beginning.

1. This conveyance is made pursuant to the power, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between James K. Turner and Cherine B. Turner, husband and wife, as Grantors, to First American Title Insurance Company of Skamania, as Trustee and Rainier National Bank, as beneficiary, dated August 23, 1978, recorded August 25, 1978 under Skamania County Auditor's Number 87083 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 \$12,206.80 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 Grantors 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.

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Date       
By     

DM 3-3-88  
4-7-23-3-4-100

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 November 6, 1987, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale, for said property under Skamania County Auditor's No. 104231.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, set the place of sale outside the North door of the Skamania County Courthouse, Vancouver Avenue, Stevenson, WA, a public place at 9:00 A.M. on February 19, 1988, 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 is situated, and further included with each notice, which was transmitted or served upon the Grantors, or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Note and Deed of Trust were attached.

8. During the foreclosure no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of the obligation in any Court by the reason of the Grantor's default on the obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with as to acts 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 February 19, 1988, the date of sale, which was not less than 190 days from the date of default on the obligation secured, the undersigned Trustee, then and there sold at public auction to said Grantee, the highest bidder thereof, the property hereinabove described for the sum of \$13,966.69.

Dated this 23 day of February, 1988.

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY \_\_\_\_\_

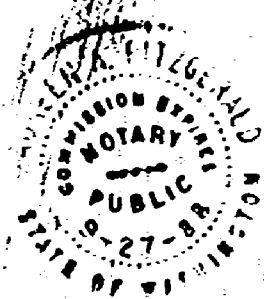
  
William G. Suttell  
Successor Trustee

MAR 3 3 07 PM '88  
21.1 Pub. Dep.  
AUDITOR  
GARY H. OLSON

STATE OF WASHINGTON)  
COUNTY OF KING ) ss.  
)

On this day personally appeared before me William G. Suttell to me known to be the Trustee of the Deed of Trust referred to herein, 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 mentioned therein.

Given under my hand and official seal this 23 day of February, 1988.



William G. Suttell  
Notary Public in and for the State  
of Washington residing at Seattle.  
My commission expires: 9-27-88

11848

REAL ESTATE EXCISE TAX

PAR 31753

PAID EXL 100

W. G. Suttell  
SKAMANIA COUNTY TREASURER

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