

108368

BOOK 116 PAGE 923



# STEWART TITLE COMPANY of Washington, Inc.

FILED FOR RECORD AT REQUEST OF  
SK-15289  
02-06-28-0-0-0705-00

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD  
SK-15289  
BY SKAMANIA CO. TITLE

DEC 5 11 15 AM '89  
P. Lowry  
GARY H. OLSON

WHEN RECORDED RETURN TO

Name Roger W. Jones, Jr.  
ORDAL & JONES  
Address 1000 Second Avenue, Suite 1750

City, State, Zip Seattle, WA 98104  
6109.012

ISA#353-321002  
FHA#569-015997-203B

## TRUSTEE'S DEED

The GRANTOR, Roger W. Jones, Jr., Successor Trustee  
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:  
Imperial Savings Association  
GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 3, Downer's Short Plat, revised; of the Southeast quarter of the Northwest quarter, West of Duncan Creek in Section 28, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, recorded September 14, 1978, under Auditor's File No. 87214 in Book 2 of Short Plats on page 68, records of Skamania County, Washington.

Together with 1980 REX KOZY MOBILE HOME, Serial No. SE 3244.

13195  
REAL ESTATE EXCISE TAX

Registered ☒  
Indexed, ☒  
Indirect ☒  
Filed 12-8-89  
Mailed

DEC 5 1989  
PAID *[Signature]*  
SKAMANIA COUNTY TREASURER

### 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 Roger W. Grove, a single man, and Ivan J. Lynch, a single man as Grantor, to Peoples National Bank of Washington as Trustee, and Northwest Fidelity Mortgage Services, Inc. as Beneficiary, dated July 14, 19 83, recorded July 25, 19 83, as No. 96114, in Book/Reel ---, Page/Frame ---, records of Skamania County, Washington. Said Deed of Trust was re-recorded under Recording No. 96629.
- Said Deed of Trust was executed to secure, together with other undertakings, the payment of --- promissory note(s) in the sum of \$ 38,950.00 with interest thereon, according to the terms thereof, in favor of Northwest Fidelity Mortgage Services, Inc. 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.
- Imperial Savings 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 the law and the terms of said Deed of Trust
- 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 21, 19 89, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel ---, Page/Frame ---, as No. 107713
- The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as on the front steps of the Main Entrance\* 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 between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; 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.

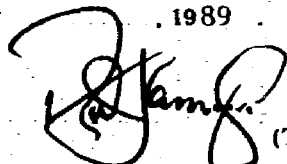
\*of the County Courthouse, Second Street, Stevenson, Washington,

Continued on Reverse

Glenda J. Kimmel, Skamania County Auditor  
By: *[Signature]* 2-4-28-705

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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 1, 1989, 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 \$ 43,744.27 ~~=(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 1st day of December, 1989.

  
(Trustee)  
Roger W. Jones, Jr.

BY: \_\_\_\_\_  
(Name, Title)

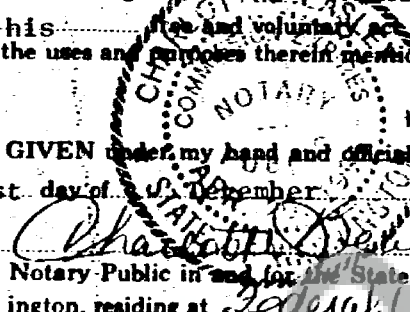
BY: \_\_\_\_\_  
(Name, Title)

STATE OF WASHINGTON }  
COUNTY OF KING }

On this day personally appeared before me

Roger W. Jones, Jr.  
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.

GIVEN under my hand and official seal this 1st day of December, 1989.

  
Notary Public in and for the State of Washington, residing at Federal Way.  
My appointment expires 4/30/91.

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ }

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, 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 corporation, 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 written.

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