

111446

BOOK 123 PAGE 806

FILED IN RECORD  
SIT WASH  
BY *Randall L. Stewart*

JUN 21 10 15 AM '91

*E. Mesford*

## TRUSTEE'S DEED

GARY A. OLSON

The Grantor, Randall Stewart, 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: Associates Financial Services of America, Inc., Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 15, of CARSON VALLEY PARK, according to the official plat thereof, on file and of record at page 148 of Book "A" of Plats, records of Skamania County, Washington.

## RECITALS

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 Lester W. Brown and Ella M. Brown, husband and wife, as Grantors to Dove Escrow of Washington, Inc., as Trustee, and Associates Financial Services of America, Inc., as Beneficiary, dated June 22, 1989, recorded June 28, 1989, as Auditor's File No. 107268, Book 114, Page 639, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$42,008.53 with interest thereon, according to the terms thereof, in favor of Associates Financial Services of America, Inc. 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 there is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations 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 make 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. Associates Financial Services of America, Inc., 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 premises.

Glenda J. Kimmel, Skamania County Assessor  
By: *SDM* Parcel # 3-8-17-4-4200  
6/21/91

Trustee's Deed

Registered *E*  
Indexed, Dir *p*  
Indirect *p*  
Filed *7/1/91* Page 1  
Mailed

14365

REAL ESTATE EXCISE TAX

JUN 21 1991

PAID *Exempt*  
*JW Deputy*  
SKAMANIA COUNTY TREASURER

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 February 25, 1991, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property, as Auditor's File No. 9102250039. On May 8, 1991, the Trustee recorded in the office of the Auditor of Skamania County, Washington, an "Amended Notice of Trustee's Sale" of said property, as Auditor's File #111214, Book 123, Page 199.

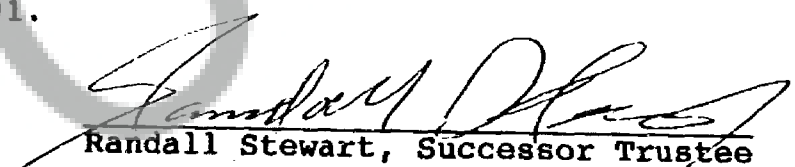
7. The Trustee, in his aforesaid "Amended Notice of Trustee's Sale", fixed the place of sale as the Main Entrance of Skamania County Courthouse, 790 Vancouver Street, in the City of Stevenson, State of Washington, a public place, on June 21, 1991, at 10:00 A.M. and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" and "Amended Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted the same upon the property or served the same upon such persons prior to 90 days before the sale; further, the Trustee caused a copy of said "Amended Notice of Trustee's Sale" to be published once 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, 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 to or served 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" and "Amended Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by Deed of Trust remaining unpaid, on June 21, 1991, 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 action to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$49,762.63 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED on June 21, 1991.

  
Randall Stewart, Successor Trustee

STATE OF WASHINGTON)  
COUNTY OF CLARK ) ss.

On this day personally appeared before me, Randall Stewart, 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 on June 21, 1991.

Andrea DeShazo  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Comas  
My commission expires 10/5/92

