

114438

BOOK 130 PAGE 743

After recording return to:
ITT Bowest Corporation
P.O. Box 85101
San Diego, CA 92138-9165

RE: VA# 216-123/BC 5615830/Wendell

FILED IN RECORD
SKAMANIA CO. TITLE

SEP 15 11 17 AM '92

GARY M. OLSON

Registered	
Indexed, Dir	
Indirect	
Filed	9/15/92
Mailed	

TRUSTEE'S DEED

The GRANTOR, Karen L. Gibbon, P.S., 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: ITT Bowest Corporation, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

LOT 8 OF CARSON VALLEY II, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "A" OF PLATS, AT PAGE 155, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

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 Gary M. Wendell and Patricia A. Wendell, Husband and Wife, Grantors, to Clark County Title Insurance Company, Trustee, and U. S. Bancorp Mortgage Company, as Beneficiary, dated October 29, 1984, recorded November 2, 1984, as Auditor's No. 98460, Bk. 60, Pg. 905, records of Skamania County.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$ 50,000.00 with interest thereon, according to the terms thereof in favor of U. S. Bancorp Mortgage Company, 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 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. Government 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 term 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 May 11, 1992, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property, as No. 113480.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as front door of Skamania County Title Company, 43 Russell St., in the City of Stevenson, a public place, at 10:00 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 between the 32nd and 28th day before the date 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 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.

REAL ESTATE EXCISE TAX

015232

SEP 15 1992

PAID Exempt
SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Auditor
By: *dm*
Period # 3-8-123-2307

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 prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 4, 1992, 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 \$ 50,319.00, (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 this 4th day of September, 1992.

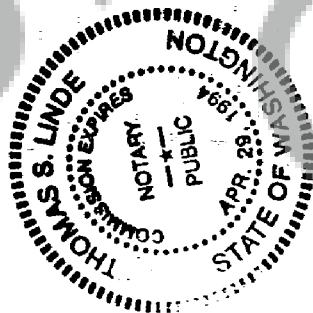
KAREN L. GIBBON, P.S., SUCCESSOR TRUSTEE

By: Karen L. Gibbon
Karen L. Gibbon, its president

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President 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 she is authorized to execute the said instrument.

Given under my hand and official seal this 4th day of September, 1992.



Thomas S. Linde
Notary Public in and for the State of
Washington, residing at Seattle.
My commission expires April 28, 1994.