

114937

BOOK 131 PAGE 985

Filed for Record at Request of:

ITT INDUSTRIAL LOAN COMPANY
 8101 N.E. PARKWAY DR., BLDG D STE 4
 VANCOUVER, WA 98662
 ATTN: Mike Raynor

FILED FOR RECORD
 SPACED BY CLARK COUNTY TITLE

Nov 13 4 19 1992

Re: Loan No.: 29762825
 U.T.C No.: 3604

GARY E. ALSON

Registered
 Indexed, Lir
 Indirect
 Filmed 12/1/92
 Mailed

CCT 27776

TRUSTEE'S DEED

THE GRANTOR:

UNITED TRUSTEE CORPORATION, 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 INDUSTRIAL LOAN COMPANY, GRANTEE, that real property situated in the County of SKAGANIA, State of Washington, described as follows:

SEE ATTACHED EXHIBIT "A"

015383

REAL ESTATE EXCISE TAX

NOV 13 1992

Exempt
JW

Clifford J. Kistner, Skagit County Recorder
 By: JLC Parcel # 3-3-17-3-2100

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 RAYMOND W. TEEL, AS HIS SEPARATE ESTATE, as Grantor, to TICOR TITLE INSURANCE COMPANY, as Trustee, and ITT INDUSTRIAL LOAN COMPANY, as Beneficiary, dated 12/19/87 and recorded 01/08/88, as Number 104543 records of SKAGANIA County, Washington.
- Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$ 10,627.97 with interest thereon, according to the terms thereof, in favor of ITT INDUSTRIAL LOAN 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 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.
- ITT INDUSTRIAL LOAN COMPANY, 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 08/07/92, recorded in the office of the Auditor of SKAMANIA County, Washington, a Notice of Trustee's Sale of said property in Book/Reel 130, Page/Frame 139, as Number 114165.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as VANCOUVER AVE. ENTRANCE, SKAMANIA COUNTY COURTHOUSE, STEVENSON WA, a public place, at 10:00 AM 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 90 days before the sale; further, the Trustee caused a copy of said "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; and further, included with this Notice, which was transmitted to or served upon the Grantor of 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on NOVEMBER 06, 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 \$ 12,375.23 (cash) (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 6th day of NOVEMBER, 19 92

UNITED TRUSTEE CORPORATION

Trustee

By: Mary A. Buck

Mary A. Buck, Vice Pres.

Address: 12910 Totem Lake Blvd. NE Suite 130
Kirkland, WA 98034

Telephone: (206) 820-8000

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 6th day of November, 19 92, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary A. Buck to me known to be the Vice Pres. of UNITED TRUSTEE CORPORATION, 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 states that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Patricia G. Mills
NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue
My Commission Expires: 1-13-95

PATRICIA G. MILLS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 13, 1995

File No. 27776

EXHIBIT "A"

A tract of land located in the South Half of the Northeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, described as follows:

COMMENCING at the Northwest corner of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 17; thence East 208 feet to the Northeast corner of a tract of land conveyed to David P. Sellers in Book 61 at page 341, to the initial point of the tract hereby described; thence South along the East line of said Sellers tract 25 feet to the North line of a tract of land conveyed to Alma M. Graham in Book 61 at page 150; thence East along the North line of said Graham tract 64 feet; thence South 133 feet along the East line of said Graham tract; thence West 64 feet along the South line of said Graham tract to the East line of said Sellers tract; thence South 113 feet along the East line of said Sellers tract to the North line of a tract conveyed to Rodney L. Holycross in Book 70 at page 352; thence East 138.5 feet to the West line of a tract conveyed to J. Chauncey Price in Book 46 at page 9; thence North 322 feet, more or less, to the Northwest corner of a tract of land conveyed to Richard L. Styrwold in Book 64 at page 645; thence Easterly 973.5 feet, more or less, to the East line of the Southwest Quarter; thence Northerly on the East line of the said Southwest Quarter 25 feet to the North line of the South Half of the Northeast Quarter of the Southwest Quarter; thence West along the North line of the South Half of the Northeast Quarter of the Southwest Quarter 1100 feet, more or less, to the Northeast corner of said David P. Sellers tract and to the initial point.