



**Pioneer National
Title Insurance Company**
WASHINGTON TITLE DIVISION

Filed for Record at Request of

Name Ronald G. Penili

Address 2014 East Mill Plain

City and State Vancouver, Washington 98661

REGISTERED
INDEXED: DIR
INDIRECT
RECORDED
COMPARED
MAILED

STATE OF WASHINGTON RECORDERS USE
COUNTY OF SHANAWIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
R. G. Penili
OF Vancouver, Wa.
AT 4:30 P.M. Dec. 2, 1973
WAS RECORDED IN BOOK 70
OF Deeds AT PAGE 110
RECORDS OF SHANAWIA COUNTY, WASH.
J. P. Hall
COUNTY AUDITOR
W. H. H. H.

PNTI File No.

81471

Trustee's Deed

The Grantor, Ronald G. Penili

as present Trustee under the Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment to Trustee of \$ 12,515.54 as recited below, CHARLES E. MOISEE and ALICE E. MOISEE, husband and wife, hereby grants and conveys without warranty, to CHARLES E. MOISEE and ALICE E. MOISEE, husband and wife, Grantee, that real property, located in the County of Shanawia, State of Washington, described as follows:

That portion of the West Half of the West Half of the Northwest Quarter (W 1/2 W 1/2 NW 1/4), and of the West Half of the East Half of the West Half of the Northwest Quarter (W 1/2 E 1/2 W 1/2 NW 1/4), of Section 14, Township 4 North, Range 7 East of the Willamette Meridian, described as follows:

BEGINNING at a point 1200 feet North and 20 feet East from the quarter corner of the West line of the said Section 14; thence North 120 feet; thence East 970 feet; thence South 120 feet; thence West 970 feet to the point of beginning.

No. 3718
TRANSACTION EXCISE TAX
DEC 21975
Amount Paid in full
Shanawia County Treasurer
By Shanawia County Treasurer

THIS CONVEYANCE is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Charles E. Bevens and Rosemary Bevens, as Grantor, to Transamerica Title Insurance Company, as Trustee, and Metropolitan Mortgage & Securities Co., Inc., as Beneficiary, dated August 3, 1973 and recorded August 10, 1973, as Auditor's File No. 76466, in Volume of Mortgages, at page records of SHANAWIA County, Washington, and after fulfillment of the conditions in said Deed of Trust by the Trustee, and in compliance with the laws of the State of Washington, authorizing the above conveyance, and recited as follows:

RECITALS:

1. Said Deed of Trust was executed to secure, together with other undertakings, the payment of 2 promissory note(s) in the sum of \$ 10,883.86 with interest thereon, according to the terms thereof, in favor of Metropolitan Mortgage & Securities Co., Inc. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and

2. Default was made in the obligation for which such transfer in trust was given as security and "Notice of Trustee's Sale" was recorded in the Office of the County Auditor of each county in which the property described in said Deed of Trust, or any part thereof, is situated; the nature of such default being the failure to

pay when due \$170.00 due on April 15, 1974 and \$170.00 due on the 15th day of each and every successive month to date.

Such default still existed at the time of sale; and

1. Metropolitan Mortgage & Securities Co., Inc.

being then the holder of the indebtedness secured by said Deed of Trust, did on October 30, 1973 execute and deliver to said Trustee a written "Notice of Default and Election to Sell" wherein all sums secured by said Deed of Trust were declared to be then due and payable and said Trustee was requested and directed to sell the property therein and described under the terms thereof, in the manner therein specified, to accomplish the objects of the trust created by said Deed of Trust; and

4. The Trustee, in compliance with the terms of said Deed of Trust, did execute and on November 19, 1975 did record in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded as Auditor's File No. 71458 in Volume 52 of Mortgages, page 384, records of Skamania County, Washington; and

5. The Trustee, in its aforesaid "Notice of Trustee's Sale," did state that it, as such Trustee, by virtue of the authority vested in it, would sell, at public auction to the highest bidder, the property described therein, said property being in the County of Skamania State of Washington, and did fix the place of sale at Skamania County Courthouse, Stevenson, Washington

and the time of sale at June 6, 1975 at 10:00 o'clock A. M. of said day, and did cause copies of the "Notice of Trustee's Sale" to be recorded in the office of the Auditor in each county in which the Deed of Trust was recorded, as stated above, at least 120 days before the sale; and further, the Trustee did cause a copy of said Notice, at least 120 days before said sale, to be mailed first class mail and by (certified) (registered) mail to each person who had any interest in or lien or claim of lien against the property or any part thereof, described in said Notice, provided that such interest, lien or claim was recorded at the time said Notice was first recorded and provided that the address of such person was stated in the recorded instrument evidencing his interest, lien or claim or was otherwise known to the Trustee; and the copy of said Notice mailed to each such person, was mailed to the address to which such person had in writing requested the Trustee to transmit such Notice, or, if no such request had been known to the Trustee; and further, at least 120 days prior to the sale, a copy of said Notice was: either (1) posted in a conspicuous place on said property; or (2) served upon an occupant of the property in the manner in which a Summons is served; and further, the Trustee did cause a copy of said Notice to be published once a week during the four weeks preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and

6. The Deed of Trust, under which this Trustee's Sale was made, provides that the real property conveyed therein is not used principally for agricultural or farming purposes; and

7. That prior to said Trustee's Sale, no action on an obligation secured by said Deed of Trust was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all or any part of the property therein and herein described; and

8. That 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 R.C.W. Chapter 61.24; and

9. Said obligation secured by said Deed of Trust remained unpaid on June 6, 1975, the date of Trustee's Sale, and said Trustee did at the time and place of sale, fixed as aforesaid, then and there sell at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$ 12,515.54 (cash) (by the satisfaction in full of the obligation then secured by said Deed of Trust together with all fees, cost and expenses as provided by statute).

IN WITNESS WHEREOF, Ronald G. Fenili as Trustee, has this day caused its name to be hereunder affixed.

Ronald G. Fenili

Ronald G. Fenili
(Trustee)

By _____
(Name - Title)

By _____
(Name - Title)



STATE OF WASHINGTON } ss.
COUNTY OF Clark

On this day personally appeared before me
Ronald G. Fenili
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.

STATE OF WASHINGTON } ss.
COUNTY OF _____

On this _____ day of _____, 19____,
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, 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 corpora-
tion, 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 this day and year first
above written.

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

