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BOOK 79 PAGE 153

The GRANTOR, JAMES D. HORTON, 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 MARTHA RAPP and NATALE S. AMATO, individuals, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

PARCEL 1

AND EXCEPT a tract of land conveyed to FRANK C. EBERLE by Deed, dated March 18, 1926, and recorded May 25, 1935, at Page 206 of Book "Y" of Deeds, records of Skamania County, Washington.

PARCEL 2

BEGINNING at a point in the center of Secondary State Highway No. 8-B 137.5 feet North 46°05' West from the intersection of the center line of said highway with the Easterly line of a tract of land conveyed to IDA B. PARKER by Deed dated May 19, 1925, and recorded at Page 273 of Book "U" of Deeds, records of Skamania County, Washington; thence South 62° West 333 feet; thence South 02°34' West 90 feet to the Southerly line of the said tract conveyed to IDA B. PARKER; thence South 87°26' East to intersection with center line of said Secondary State Highway No. 8-B; thence following the centerline of said highway in a Northwesterly direction to the point of beginning.

PARCEL 3

All that portion of the Southeast quarter of Section 31, Township 2 North, Range 5 E.W.M., lying Southerly of the center of the Washougal River.



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 H. Clagett Harding and Imogene Harding, husband and wife, as Grantor, to Safeco Title Insurance Company, a California Corporation, as Trustee, and Martha Rapp and Natale S. Amato, individuals, as Beneficiary, dated May 31, 1978, recorded June 8, 1978, under Auditor's File No. 86545, Book 55 of Mortgages, records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of Three Hundred Nine Thousand and 00/100 Dollars (\$309,000.00), with interest thereon, according to the terms thereof, in favor of Martha Rapp and Natale S. Amato, individuals, 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 (30) 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. Martha Rapp and Natale S. Amato, individuals, 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 the 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 September 16, 1980, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property, under Auditor's File No. 91258, Book 57 of Mortgages, records of Skamania County, Washington.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the South door of the Skamania County Courthouse, in the City of Stevenson, County of Skamania, State of Washington, a public place, at 10 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 (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four (4) weeks preceding the time 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.

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 ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on Friday, the 19th day of December, 1980, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation then 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 Three Hundred Twenty-Two Thousand Four Hundred Eighty and 98/100 Dollars (\$322,480.98) by the satisfaction in full of the obligation then secured by said Deed of Trust, including all fees, costs, and expenses as provided by statute.

DATED this 22 day of December, 1980.

James D. Horton
Successor Trustee

STATE OF WASHINGTON)

County of Clark) ss.

On this day personally appeared before me JAMES D. HORTON, 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.

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

7912

No. _____

TRANSACTION EXCISE TAX

DEC 3 1980

Amount Paid..... Exempt

Skamania County Treasurer

By William J. Cornwell Dep