

Filed For Record at Request of

Professional Foreclosure
Corporation of Washington
1201 Third Avenue
Suite 2680
Seattle, Washington 98101
PFC# 93-62914 Loan# 458501
Title Order #17870

Registered	<i>h</i>
Indexed, <i>or</i>	<i>h</i>
Indirect	<i>h</i>
Filmed	
Mailed	

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

OCT 22 11 18 AM '93
G. Gary
AUDITOR
GARY M. OLSON

SCR

117728

TRUSTEE'S DEED

BOOK 138 PAGE 962

The GRANTOR, PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON, 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 BarclaysAmerican/Mortgage Corporation, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 4, SKAMANIA HIGHLAND, according to the recorded plat thereof recorded in Book "A" of Plats, Page 140 in the County of Skamania, State of 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 Mark A. Schartz and Darlene M. Schartz, husband and wife, as Grantor, to Skamania County Title as Trustee, and Norwest Mortgage, Inc., as Beneficiary, dated July 23, 1992, recorded July 30, 1992, as No. 114096, in Book/Reel 129, Page/Frame 994, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of 107,800.00 with interest thereon, according to the terms thereof, in favor of Norwest Mortgage, 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 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.

Shanda J. Kimmel, Skamania County Auditor
By: *[Signature]* Parcel # 2-5-19-2-10-1

5. BarclaysAmerican/Mortgage Corporation, 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 July 7, 1993, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale of said property in Book/Reel 136, Page/Frame 495, as No. 116673.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skamania County Courthouse, in the City of Stevenson, State of Washington, 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 thirty-second and twenty-eighth day before the date of the sale and once between the eleventh and seventh day before the date of the 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 the 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 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 15, 1993, 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 herein above described, for the sum of 98,801.00 (by 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 19 day of October, 19 93.

PROFESSIONAL FORECLOSURE CORPORATION
OF WASHINGTON

By [Signature]
James E. Cramer
Asst. Secretary

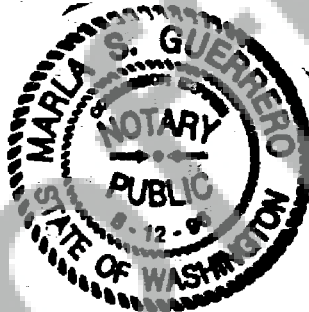
STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this day personally appeared before me James E. Cramer to me known to be the Asst. Secretary of Professional Foreclosure Corporation of Washington and who executed the within and foregoing instrument, and acknowledged that he signed the said as his free and voluntary act and deed, and for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of October, 19 93.

[Signature]
NOTARY PUBLIC for Washington
residing in Seattle, WA
My Commission expires: 8/12/96

PFC No.: 93-62914



016178

REAL ESTATE EXCISE TAX

OCT 22 1993

PAID Exempt

[Signature]
SKAMANIA COUNTY TREASURER