

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

Filed for Record at the Request of:

ZACHARY H. STOLIMOS
PO BOX 1086
VANCOUVER, WA 98666

APR 5 3 56 PM '95

P. Olson
AUDITOR
GARY M. OLSON

122008

TRUSTEE'S DEED

BOOK 149 PAGE 133

THE GRANTOR, LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P.S., as present Successor-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: BENEFICIAL WASHINGTON, INC., dba BENEFICIAL MORTGAGE CO., GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

See Attached Legal Description

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 DIXIE WHITE, as Grantor, to SKAMANIA COUNTY TITLE, as Trustee, and BENEFICIAL WASHINGTON, INC., dba BENEFICIAL MORTGAGE CO., as Beneficiary, dated February 3, 1994 and recorded February 9, 1994 under Auditor's File No. 118716, records of Skamania County, Washington. LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P.S. was appointed Successor-Trustee by instrument recorded December 14, 1995, under Auditor's File No. 121259, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Credit Line Agreement in the sum of \$102,000.00 with interest thereon, according to the terms thereof, in favor of Beneficial Washington, Inc., dba Beneficial Mortgage Co. of Washington, 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his

REAL ESTATE EXCISE TAX

TRUSTEE'S DEED - 1

Register ☒
Indexed, Dir ☒
Indirect ☒
Filed ☒
Mailed ☒

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APR 05 1995
PAID *Ex*

G. Olson
SKAMANIA COUNTY TREASURER

LAW OFFICES OF
Landerholm, Memovich,
Lansverk & Whitesides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 1086
Vancouver, Washington 98666
(206) 688-3012

Gary M. Olson, Skamania County Auditor
Date 4/5/95 Page 8 2-5-30-309

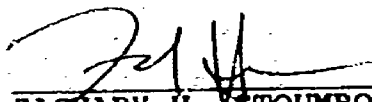
successor in interest, and a copy of said notice was posted or served in accordance with law.

5. Beneficial Washington, Inc., dba Beneficial Mortgage Co., 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 December 14, 1994, 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. 121260.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the south steps of the Skamania County Courthouse, in the City of Stevenson, State of Washington, a public place, at 11:00 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 90 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 days before the sale date and once between the 11th and 7th days before the sale date 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 to or served 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 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 31, 1995, 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 \$120,154.15 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.

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DATED this 3 day of April, 1995.

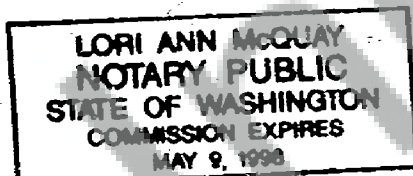
LANDERHOLM, MEMOVICH, LANSVERK &
WHITESIDES, P.S.



ZACHARY H. STOUMBOS
Attorney for Successor-Trustee

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Zachary H. Stoumbos is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of Landerholm, Memovich, Lansverk & Whitesides, P.S., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 3, 1995




Notary Public in and for the
State of Washington, residing
at Clark County.
My appointment expires: 5-9-98

TRUSTEE'S DEED - 3

LAW OFFICES OF
Landerholm, Memovich,
Lansverk & Whitesides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 1488
Vancouver, Washington 98686
(206) 886-3312

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A Tract of land in the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the CUMMINGS SHORT PLAT, recorded in Book 2 of Short Plats, Page 207, Skamania County Records.