



**First American Title
INSURANCE COMPANY**

Filed for Record at Request of

Name Rebecca M. Taylor

Address PO Box 464

City and State Stevenson, WA 98648

THIS SPACE RESERVED FOR RECORDER'S USE.

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

APR 23 9 54 AM '96

P. J. Jorgensen
AUDITOR
GARY H. OLSON

5-7-19993

125104

Satisfaction of Mortgage

BOOK 156 PAGE 787

KNOW ALL MEN BY THESE PRESENTS: That LOUISA M. COSTIGAN

the owner and holder of that certain mortgage bearing date the 4th day of August, 1992

executed by SEAN P. COSTIGAN, a married man dealing in his separate property

to secure payment of the sum of TWENTY THOUSAND AND 00/00 (\$20,000.00)

and interest,

and recorded in the office of the County Auditor of Skamania County, State of Washington,
on the 5th day of August 1992, in Volume 130 of Mortgages at page

91, being Auditor's File No. 114135, do hereby acknowledge that the said mortgage has
been FULLY SATISFIED AND DISCHARGED, and do hereby authorize and direct the said County Auditor to
enter full satisfaction thereof of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of MARCH, 1996

Louisa M. Costigan (SEAL)
Louisa M. Costigan

____ (SEAL)

____ (SEAL)

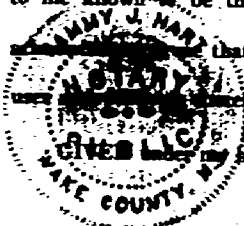
North Carolina
STATE OF WASHINGTON,
County of Wake

On this 25th day of March, 1996, before me, the
undersigned, a Notary Public in and for the State of ~~Washington~~ North Carolina, duly commissioned and sworn, personally appeared

Louisa M. Costigan

to me known to be the individual described in and who executed the within and foregoing instrument, and
that she signed the same as she free and voluntary act and deed, for the
purpose and to the effect mentioned.

GIVEN UNDER my hand and official seal this 25th day of March, 1996



Registered
Indexed, Dir
Index
Filed
Mailed

Tammie J. Hark
Notary Public in and for the State of ~~Washington~~ North Carolina
residing at Wachovia Bank

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

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3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrancers for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Timothy R. Pesch
TIMOTHY R. PESCH

Leonard Pesch
Leonard Pesch by Timothy R. Pesch, atty in fact
By Timothy R. Pesch

State of Washington

County of CLARK

I certify that I know or have satisfactory evidence that TIMOTHY R. PESCH signed this instrument, on oath stated

that (he/she) was authorized to execute this instrument and acknowledged it as the ATTORNEY IN FACT

of Leonard Pesch (TYPE OF AUTHORITY, E.G., OFFICER, TRUSTEE, ETC.)

to be the free and voluntary act of the party on behalf of whom instrument was executed and for the uses and purposes mentioned in the instrument.

Dated April 22 1996

Signature of Notary Public Cheryl L. Gluck

Title _____

My appointment expires 2/1/98

ACKNOWLEDGEMENT - REPRESENTATIVE

State of Washington

County of CLARK

I certify that I know or have satisfactory evidence that TIMOTHY R. PESCH signed this instrument

and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated April 22 1996

Signature of Notary Public Cheryl L. Gluck

Title _____

My appointment expires 2/1/98

ACKNOWLEDGEMENT - INDIVIDUAL
Form 5888