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BOOK 166 PAGE 979

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

JUL 9 2 33 PM '97

Olson
AUDITOR
GARY H. OLSON

AFTER RECORDING RETURN TO:

Bishop & Lynch, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801

300-5820

Document Title(s):

Trustee's Deed

Reference Number(s) of Documents assigned or released:

118629

Grantor:

1. DCBL, Inc., Trustee

Grantee:

1. Federal Home Loan Mortgage Corporation

Abbreviated Legal Description as follows:

A TRACT OF LAND IN THE SW 1/4 OF SEC 31, TS 2N, R 5E, W.M.

Complete legal description is on ^{Page 5} Exhibit ⁵ of document

Assessor's Property Tax Parcel/Account Number(s):

02-05-31-3-0-0502-00

Gary H. Olson, Skamania County Assessor
Date 7-9-97 Parcel # 2-5-31-3-502

Registered
Indexed, ☒
Indirect ☒
Filmed
Coded

18900
REAL ESTATE EXCISE TAX

JUL - 9 1997

PAID exempt
ms
SKAMANIA COUNTY TREASURER

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AFTER RECORDING RETURN TO:
BISHOP & LYNCH, P.S.
720 Olive Way, Suite 1600
Seattle, WA 98101
Hamilton, 300-5820.01
Lender Loan No. 0650595366

TRUSTEE'S DEED

THE GRANTOR, DCBL, INC., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty, to Capstead, Inc., GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

See Legal Description attached hereto as ^{Page 5} Exhibit "A" and incorporated herein by this reference.

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 Robert C. Hamilton and Doris F. Hamilton, Husband and Wife, as Grantor, to Chicago Title Insurance Company, as Trustee, and Home Lending Associates, Inc., as Beneficiary, dated January 21, 1994, recorded January 31, 1994, as No. 118629, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Home Lending Associates, 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.
5. Capstead, Inc., 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 March 10, 1997, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property, as No. Book 163, Page 224.

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7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as inside at the front entrance of the Skamania County Courthouse located at 2nd and Russell Streets in the City of Stevenson, a public place on June 13, 1997 at 10:00 a.m. 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 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 sale, and once between the eleventh and seventh day before the date 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 default 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 June 13, 1997, the date of sale, which was not less than 190 days before 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

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\$ 142,523.83 (cash) (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

DATED: June 13, 1997.

DCBL, INC., Successor Trustee

By:

Lorraine E. Graeff
Lorraine E. Graeff
Assistant Vice President

State of Washington)
County of King) ss.

On this 13th day of June, 1997, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lorraine E. Graeff, to me known to be Assistant Vice President of DCBL, INC., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Martha J. Lim
MARTHA J. LIM

Notary Public in and for the State of Washington, residing at *Permanente*
My Commission Expires: *6-26-99*

EXHIBIT "A"

A Tract of land in the Southwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 31; thence Southeasterly along the North line of Malfait Road 309.53 feet to the True Point of Beginning; thence continuing Southeasterly along said North line 346.61 feet to the Westerly right of way line of S.R. 140; thence North 35 degrees 50' 24" East 60.00 feet to the Easterly line of said S.R. 140; thence Northwesterly along said line following the arc of a curve to the right having a radius of 284.99 feet, through a central angle of 25 degrees 06' 21" an arc distance of 124.88 feet; thence North 29 degrees 03' 15" West, 370.93 feet to the beginning of a curve to the left; thence following said curve having a radius of 460.00 feet through a central angle of 4 degrees 58' 30", an arc distance of 33.94 feet; thence South 46 degrees 51' 45" East, 60.88 feet to the Westerly line of said S.R. 140; thence following an unnamed creek South 21 degrees 32' 34" West 59.30 feet; thence South 61 degrees 59' 07" West, 56.00 feet; thence South 48 degrees 47' 30" West, 39.09 feet; thence leaving said creek and running South 1 degrees 37' 45" West, 35.20 feet; thence South 29 degrees 03' 15" East, 111.25 feet; thence South 1 degree 37' 45" West, 192.47 feet to the True Point of Beginning.

Gary H. Martin, Skamania County Assessor

Date 7-9-97 Parcel # 3-5-31-3-502