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BOOK 178 PAGE 387

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

JUN 16 2 59 PM '98

G. H. Olson
AUDITOR
GARY H. OLSON

RECORD AND RETURN TO:
TRANSAMERICA HOME LOANS

11227 LAKEVIEW AVENUE
LENEXA, KS 66219

T.S. NUMBER: WTFS050022

LOAN # 4673401674/IMAN

TRUSTEE'S DEED

KNOW ALL BY THESE PRESENTS, that Standard Trustee Service Company Washington as Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property with assessor's Tax Parcel No. 03 07 36 2 3 0200 00** described herein by virtue of the following described Trust Deed, unto:
TRANSAMERICA HOME LOANS

A. **PARTIES IN THE TRUST DEED:**
GRANTOR(S): TRACY L. IMAN, AS HER SEPARATE ESTATE

REAL ESTATE EXCISE TAX
19598

TRUSTEE: SKAMANIA COUNTY TITLE COMPANY

JUN 16 1998

BENEFICIARY: TRANSAMERICA FINANCIAL SERVICES, INC.

PAID *Exempt*

G. H. Olson, Auditor
SKAMANIA COUNTY TREASURER

B. **DESCRIPTION OF THE PROPERTY:**

Legally described as:

** 03 07 36 2 3 0102 00 PARCEL 1: LOTS 10 AND 11 OF IMAN ROCK CREEK TRACT, SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION. *page 3*

Gary H. Olson, Skamania County Assessor

Date *6/6/98* Parcel # *3-7-36-2-3-200*

Said property commonly known as:
521 LOWER IMAN CEMETARY ROAD, STEVENSON, WA 98648

C. **TRUST DEED INFORMATION:**

DATED: June 26, 1996

RECORDING DATE: June 28, 1996

RECORDING NO: 125613

RERECORDED ON: Rec # Book: Page:

Book: 158

Page: 80

RECORDING PLACE: Official records of the State of Washington, County of SKAMANIA

D. The above described Trust Deed provides that the real property conveyed therein is not used principally for agricultural purposes.

II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor(s) to said Trustee to secure, among other things, the performance of certain obligations of the Grantor(s) to the said Beneficiary. The said Grantor(s) thereafter defaulted in the performance of the obligations secured by said Trust Deed as stated in the Notice of Sale hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

III

By reason of said default not having been cured, the holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing; a Notice of Sale, containing an election to sell said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County, on March 12, 1998 under Auditor's File No. 130807 Book: 174 Page: 346

IV

During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

V

The Trustee, in the aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 to be either posted or served at least 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published twice preceding the time of sale, first between the 28th and 32nd day before the set sale date and again between the 7th and 11th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served upon the Grantor or his/her 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.

VI

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.

VII

Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Washington and pursuant to the power conferred upon the undersigned by said Trust Deed, sold said real property in one parcel at public auction to the following named bidder; he/she being the highest and best bidder at such sale for the sum of: \$66,750.00.

TRUSTEE'S SALE:

TIME AND DATE OF SALE: 10:00 AM June 12, 1998

PLACE OF SALE: THE FRONT STEPS OF THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVENUE STEVENSON, WA

BIDDER: TRANSAMERICA HOME LOANS

VIII

The defaults specified in the Notice of Trustee's Sale not having been cured prior to 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on the date of sale, which was not less than 90 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Bidder, the highest bidder therefore, the property hereinabove described for the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statutes.

DATED: June 15, 1998

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON

Signed:

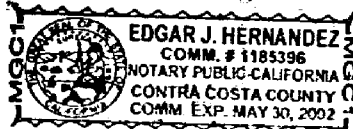
JOYCE WILLIAMSON
VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss

On the date written below before me personally appeared JOYCE WILLIAMSON to me known to be a VICE PRESIDENT of Standard Trustee Service Company who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 6-15-98

Edgar J. Hernandez
Notary Public in and for the State of California
My Commission Expires



LOAN NUMBER 4673401674/IMAN
T.S. NUMBER WTFS050022

LEGAL DESCRIPTION:

PARCEL I:

LOTS 10 AND 11 OF IMAN ROCK CREEK TRACTS, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN BOOK A OF PLATS, PAGE 118, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL II:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, IMAN ROCK CREEK TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE 118, RECORDS OF SKAMANIA COUNTY, WASHINGTON, SAID POINT BEING 20 FEET SOUTH OF THE SOUTH BANK OF ROCK CREEK; THENCE EASTERLY PARALLEL WITH AND 20 FEET SOUTHERLY FROM SAID SOUTH BANK, 70 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 118 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 165 FEET TO THE WEST LINE AND ALONG THE MOST NORTHERLY EAST LINE OF LOT 10, OF SAID WEST LINE AND ALONG THE MOST NORTHERLY EAST LINE OF LOT 20 OF SAID IMAN ROCK CREEK TRACTS, 131 FEET TO AN INNER CORNER OF SAID LOT 10; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING.