

132501

BOOK 180 PAGE 276

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

AUG 13 9 41 AM '98

*Gary*  
AUDITOR  
GARY M. OLSON

**AFTER RECORDING RETURN TO:**

Provident Consumer Financial Services  
National Service Center  
One East Fourth Street  
Cincinnati, Ohio 45202

Barry-Ulland, 300-7608.01

**Document Title(s):**

Trustee's Deed

**Reference Number(s) of Documents assigned or released:**

128286, which was assigned under Auditor's File No. 129841

**Grantor:**

1. DCBL, Inc., Trustee

**Grantee:**

1. The Provident Bank, d/b/a The Provident Bank, Inc.

**Abbreviated Legal Description as follows:**

LOTS 18 & 19, WASHOUGAL RIVERSIDE TRACTS, BK. "A", PG. 81.

Complete legal description is on Page 2 of document

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

02-05-32-3-0-1800-00

REAL ESTATE EXCISE TAX

19638

AUG 13 1998

PAID

*Chempt*  
*W. H. Olson, Deputy*  
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor

Date 8-13-98 Parcel # 2-5-32-3-1800

By Stamp  
Index 11  
Direct 11  
Times 11  
Total 11

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AFTER RECORDING RETURN TO:  
Provident Consumer Financial Services  
National Service Center  
One East Fourth Street  
Cincinnati, Ohio 45202  
(Barry-Ulland/300-7608.01)

**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 The Provident Bank, d/b/a The Provident Bank, Inc., GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

LOTS 18 AND 19, WASHOUGAL RIVERSIDE TRACTS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 81, 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 Judy R. Barry-Ulland, as her separate estate, as Grantor, to Skamania County Title Company, as Trustee, and Chase Manhattan Mortgage Corporation, as Beneficiary, dated May 15, 1997, recorded June 2, 1997, as No. 128286, 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 Chase Manhattan Mortgage Corporation 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. The First National Bank of Chicago,, as Trustee, 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 February 24, 1998, recorded in the office of



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the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property, as No. 130601, Book 173, Page 65.8.

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 May 29, 1998 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 May 29, 1998, 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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\$ 130,001.00 (cash) (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

DATED: May 29, 1998.

DCBL, INC. Successor Trustee

By: Lorraine E. Graeff  
Lorraine E. Graeff  
Assistant Vice President

State of Washington )  
County of King ) ss.

On this 29th day of May, 1998, 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.

Tina Lally  
TINA LALLY

Notary Public in and for the State of Washington, residing at Kent.  
My Commission Expires: 9-2-00.

FORBASTD FRM REV 5/26/98

