

132796

BOOK 181 PAGE 164

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

RECORDED AT THE REQUEST OF  
H&L Services, Inc., Trustee  
1111 Third Avenue, Suite 3400  
Seattle, WA 98101

SEP 10 11 58 AM '98

*G. Larry*  
AUDITOR  
GARY M. OLSON

Document Title: Trustee's Deed

Grantor: H&L Services, Inc.

Grantee: Washington Mutual Bank

Legal Description: NW 1/4 SECTION 8, T4N, R5E  
Official legal description on page 4

Assessor's Tax Parcel ID#: 01-05-08-0-0-0203

Reference # (If applicable):

TUHOLSKY  
80722-72127

REAL ESTATE EXCISE TAX

19756

SEP 10 1998

PAID *Exempt*

TRUSTEE'S DEED

*G. H. Morgan, Assessor*  
SKAMANIA COUNTY TREASURER

THE GRANTOR, H&L SERVICES, INC., as present 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: Washington Mutual Bank, GRANTEE, the real property, situated in the County of SKAMANIA, State of Washington, described as follows:

SEE ATTACHED EXHIBIT "A"

Gary H. Morgan, Skamania County Assessor  
Date 9/10/98 Parcel # 1-5-8-203

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 Deborah K. Tuholsky, an unmarried individual, as Grantor, to Skamania County Title Company, as Trustee and Washington Mutual Bank, as Beneficiary, dated December 19, 1995, recorded December 26, 1995, as No. 124108, records of SKAMANIA County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$84,150.00, with interest thereon, according to the terms thereof, in favor of Washington Mutual Bank, 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 30 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. Washington Mutual Bank, 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 April 9, 1998 recorded in the office of the Auditor of SKAMANIA County, Washington, a "Notice of Trustee's Sale" of said property as No. 131122.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAMANIA County Courthouse, a public place, on July 17, 1998, at 10:00 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 day before the sale, and once between the 11th and 7th 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 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 August 28, 1998, the date to which the sale was postponed to, 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 under the highest bid therefore, the property



hereinabove described, for the sum of \$107,879.32 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).

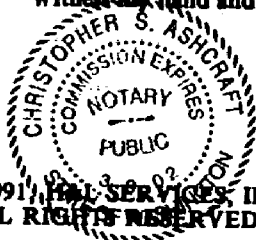
DATED this August 31, 1998.

By: Lila S. Raabe  
Lila S. Raabe, Manager  
H&L Services, Inc., Trustee

STATE OF WASHINGTON }  
COUNTY OF KING }

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lila S. Raabe to me known to be the Manager of H & L SERVICES, 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 stated that she is authorized to execute the said instrument.

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



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By: Christopher S. Ashcraft  
Christopher S. Ashcraft  
Notary Public in and for the State of Washington  
Residing at: Seattle

My Commission Expires: 3/9/02

EXHIBIT A

The Trustee's interest in the following real property  
That portion of the Northeast Quarter of the Northwest Quarter and the East half of the East half of the Northwest Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, lying Westerly of County Road No. 1004, designated as the Belle Center Road, described as follows:

Beginning at a point on the West line of the East half of the East half of the Northwest Quarter of the Northwest Quarter of said Section 8, that is 555 feet North of the Southwest corner thereof, said point being the true point of beginning; thence South along said West line a distance of 555 feet to the South line of the Northwest Quarter of the Northwest Quarter of said Section 8; thence East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 8 and the Easterly extension thereof, to the Southwest corner of that tract conveyed to Lewis A. Chartrand, et. ux., by deed recorded at Page 734 of Book 96 of Deeds, records of St. Lawrence County; thence North 04° 47' West along the West line of said Chartrand Tract a distance of 536.14 feet to the Northwest corner thereof; thence North 76° 51' East along the North line of said Chartrand Tract a distance of 222.6 feet, more or less, to the Westerly line of said County Road No. 1004; thence Northerly along the Westerly line of said County Road No. 1004 a distance of 196 feet; thence Southwesterly to the true point of beginning.

The Trustee's interest was granted by Deborah K. Tuholsky, who did not own the entire interest in the above-described property.