

135711

BOOK 191 PAGE 318

WHEN RECORDED MAIL TO:

G.E. CAPITAL MORTGAGE SERVICES, INC.  
4680 HALLMARK PARKWAY  
SAN BERNARDINO CA 92407

FILED  
SKAMANIA CO. TITLE

JUL 13 11 49 AM '93

*O'Leary*

SKAMANIA CO. TITLE

*5/22/93*

Space Above This Line For Recorder's Use

Loan No. 12143723  
T.S. No. 1015093-08 *7/13/99*  
Parcel No.: 03-08-29-2-1-0300-00

### TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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:  
GE CAPITAL MORTGAGE SERVICES, INC.

Grantee  
that real property, situated in the County of SKAMANIA, State of Washington, described as follows:

BEGINNING AT A POINT 225 FEET SOUTH AND 200 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A. *page 4*

### 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 WESLEY A. SHERRER, SR AND CAROLYN J. SHERRER, HUSBAND AND WIFE, as grantor to SKAMANIA COUNTY TITLE COMPANY, as trustee and NORWEST MORTGAGE, INC., as Beneficiary, dated February 1, 1994, recorded February 23, 1994, as No. 118786, in Book/Reel 141, Page/Frame 582, records of SKAMANIA County, Washington.
2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$ 72,975.00 with interest thereon, according to the terms thereof, in favor of NORWEST MORTGAGE, INC.

and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED, Continued

page 2 of 3

Loan No. 12143723  
T.S. No 1015093-08

3. The described Deed of Trust provides that the real property conveyed 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make 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. GE CAPITAL MORTGAGE SERVICES, 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 premises.
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 29, 1999, recorded in the office of the Auditor of SKAMANIA County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel 187, Page/Frame 775, as No. 134682.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 240 VANCOUVER AVENUE CARSON, Washington, a public place, at 10:00 AM, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served 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.



TRUSTEE'S DEED, Continued

page 3 of 3

Loan No. 12143723  
T.S. No. 1015093-08

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 July 9, 1999, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee than and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$ 77,419.61 (cash) (by 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: July 9, 1999

CAL-WESTERN RECONVEYANCE CORPORATION  
OF WASHINGTON

*Yvonne J. Wheeler*  
YVONNE J. WHEELER, ASSISTANT VICE PRESIDENT

State of California

County of San Diego

On 7/12/99 before me, the undersigned, a Notary Public in and for said state, personally appeared  
**YVONNE J. WHEELER, ASSISTANT VICE PRESIDENT**  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature *Hilary V. Perry*



REAL ESTATE EXCISE TAX

20296  
JUL 13 1999

PAID *exempt*  
*US Bank Deposits*  
SKAMANA COUNTY TREASURER

EXHIBIT "A"

Beginning at a point 225 feet South and 200 feet West of the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington and running thence North 100 feet; thence West 100 feet; thence South 100 feet; thence East 100 feet to the Point of Beginning.

EXCEPT the East 50 feet of the North 10 feet thereof.

Gary H. Martin, Skamania County Assessor

Date 7/13/98 Parcel # 03 08 29 21 0300 00  
118