

136512

BOOK 194 PAGE 51

FILED
SKAMANIA CO. TITLE
OCT 8 12 58 PM '99
GARY H. OLSON

WHEN RECORDED, RETURN TO:

Bruce Fine
Aiken & Fine, P.S.
2131 Second Avenue
Seattle, WA 98121

REAL ESTATE EXCISE TAX

20469

OCT - 8 1999

PAID *empty*
UNPAID, 10/8/99

SCOR 22923

Indexed ☒
Advised ☒
Signed ☒
Filed ☒
Date

KLICKITAT COUNTY

Document Title(s): Trustee's Deed

Reference numbers of related documents: Deed Of Trust: 1004839, 1004840 and 1004841

Grantor(s): Fine, Bruce

Grantee: Westpatriot Investments, Inc.

Legal Description: Portion of Lot 2, Short Plat No. SP-96-19;

Portion of Section 23, Township 3N, Range 10 E, W.M. page 2

Property Tax Parcel Account Number(s): 03-10-2315-0002/00; 03-10-2314-0010/00

Gary H. Martin, Skamania County Assessor

Date *10/8/99* Parcel # *03 09 14 2 0 1700 00*

SKAMANIA COUNTY

Document Title(s): Trustee's Deed

Reference numbers of related documents: Deed Of Trust: 131832 in Book 178 at Page 118

Grantor(s): Fine, Bruce

Grantee: Westpatriot Investments, Inc.

Legal Description: Lot 3, OREGON LUMBER COMPANY SUBDIVISION, Book A, Page 29

Assessor's Property Tax Parcel Account Number(s): 03-09-14-2-0-1700-00 page 2

TRUSTEE'S DEED

THE GRANTOR, Bruce Fine, 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: Westpatriot Investments, Inc., grantee, that real property, situated in the County of Klickitat, State of Washington, described as follows:

PARCEL 1:

Lot 2, SHORT PLAT NO. SP-96-19, according to the recorded Short Plat thereof, recorded in Book 2, page 239, Klickitat County Short Plat Records, being a portion of the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 23, Township 3 North, Range 10 East, W.M.

EXCEPTING THEREFROM Lot 1 of BOUNDARY LINE ADJUSTMENT NO. BL-94-03, according to the Boundary Line Plat thereof, recorded in Book 1, page 75, Klickitat County Boundary Line Adjustment Records.

PARCEL 2:

Beginning at a point on the North line of the Southeast Quarter of the Northeast Quarter of Section 23, Township 3 North, Range 10 East, W.M., which is 676.5 feet East of the Northwest corner thereof;

Thence South 330 feet;

Thence West 110.55 feet, more or less, to the Northeast corner of that tract conveyed to John B. Humphrey by Deed recorded April 9, 1908, in Book W of Deeds, page 560;

Thence South 165 feet to a point which is 495 feet South of the North line of said quarter quarter;

Thence East parallel with said North line, a distance of 358 feet, more or less, to the West line of that tract conveyed to John Saul, Jr., et al, by deed recorded March 23, 1908 in Book W. of Deeds, page 508;

Thence North along the West line of said Tract 495 feet, to the North line of said quarter quarter;

Thence West along said North line a distance of 247.5 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Washington by Deed recorded October 31, 1956, in Book 122, page 584 Klickitat County Deed Records.

ALSO EXCEPTING THEREFROM that portion lying within Lot 2, Short Plat No. SP-92-15, according to the recorded Short Plat thereof, recorded in Book 2, page 136, Klickitat County Short Plat Records.

THE GRANTOR, Bruce Fine, 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: Westpatriot Investments, Inc., grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

The West one-half of Lot 3, OREGON LUMBER COMPANY SUBDIVISION, according to Skamania County Records, Book A of Plats, Page 29, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian.

ALSO beginning at a point of intersection of the West line of the East one-half of said Lot 3 with the South line of County Road known as Jessup Road; thence South 280 feet; thence East 112 feet; thence North to the South line of said Jessup Road; thence Westerly along the South line of said road to the point of beginning.

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 Daniel Stephen Morse, a.k.a. Dusty Moss, an unmarried person, as Grantor, to Accent Service Corporation, a Washington Corporation, as Trustee, and Seattle Funding Group, Ltd., a Washington corporation, as Beneficiary, dated May 26, 1998, recorded June 2, 1998, under Auditor's File Nos. 1004839, 1004840 and 1004841, records of Klickitat County, Washington, the beneficial interest in which was assigned to SFG Income Fund IV, L.L.C., Tax ID #91-1830785, under an Assignment Of Trust Deed dated July 15, 1998 and recorded on July 21, 1998 under Auditor's recording number 1005697 in the mortgage records of Klickitat County, Washington and pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Chicago Loans and Liquidations, Inc., a Washington corporation, as Grantor, to Accent Service Corporation, a Washington Corporation, as Trustee, and Seattle Funding Group, Ltd., a Washington corporation, as Beneficiary, dated May 26, 1998, recorded June 9, 1998, under Auditor's File No. 131832 in Book 178 at Page 118, records of Skamania County, Washington, the beneficial interest in which was assigned to SFG Income Fund IV, L.L.C., Tax ID #91-1830785, under an Assignment Of Trust Deed dated July 15, 1998 and recorded on July 20, 1998 under Auditor's recording number 132228 in Book 179 at Page 418 in the mortgage records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$275,000.00 with interest thereon, according to the terms thereof, in favor of Seattle Funding Group, Ltd., a Washington corporation, as Beneficiary, 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 Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. SFG Income Fund IV, L.L.C., Tax ID #91-1830785, being then the holder of the indebtedness secured by said Deed of Trust, directed said Trustee to sell the described property in accordance with the 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 June 23, 1999 recorded in the office of the Auditor of Klickitat County, Washington, a "Notice of Trustee's Sale" of said property as No. 1012255 and on June 23, 1999 recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as No. 135509 in Book 190 at Page 616.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Klickitat County Courthouse, a public place, 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published between the thirty-fifth and twenty-eighth day before the

date of sale, and once between the fourteenth and seventh day before the date of sale; and further, included with this Notice, which was transmitted or served to or upon the Grantors or their 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 24, 1999, the date of sale, 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 to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$368,378.00 in cash.

DATED this September 29, 1999


(Trustee)

STATE OF WASHINGTON
COUNTY OF KING

On this day personally appeared Bruce Fine, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and seal this 24th day of September, 1999.



Kristina Church
NOTARY PUBLIC in and for the
State of Washington.
Appointment Expires: 6/23/02
Kristina Church
(Printed Name)