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FILED
SKAMIA COUNTY
Schwabe, Williamson & Wyatt

Nov 16 4 03 PM '99

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GARY H. OLSON

AFTER RECORDING RETURN TO:

ALICIA LOWE
SCHWABE, WILLIAMSON & WYATT
1111 MAIN STREET, SUITE 410
VANCOUVER, WA 98660

COVER SHEET

DOCUMENT TITLE: Trustee's Deed
REFERENCE NUMBER(S): Auditor's No. 126118
NAME(S) OF GRANTOR(S): Sam Gunn
NAME(S) OF GRANTEE(S): Floyd E. Hambleton
PAGE(S) WHERE ADDITIONAL NAMES CAN BE FOUND: One
ABBREVIATED LEGAL DESCRIPTION: SE 1/4 of Section 18, Township 1 N,
Range 5 E, Lot 3 of Sharleen James
Short Plat
ASSESSOR'S PROPERTY TAX PARCEL NUMBER: 1-5-18-405

REAL ESTATE EXCISE TAX

20543

NOV 16 1999

PAID *Ednaft*

SW
SKAMIA COUNTY TREASURER

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Filed at the Request of:

Alicia L. Lowe
Attorney at Law
1111 Main Street, Suite 410
Vancouver, WA 98660

TRUSTEE'S DEED

The Grantor, SAM GUNN, 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: FLOYD E. HAMBLETON, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

A tract of land in the Southeast Quarter of Section 18, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of SHARLEEN JAMES SHORT PLAT, recorded in Book 3 of Short Plats, Page 65, Skamania County Records.

Gary H. Martin, Skamania County Assessor

Date 11/18/99 1-5-18-465 Parcel #

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 STEVEN M. ELKINS and JOLENE A. ELKINS, husband and wife, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and FLOYD E. HAMBLETON, as Beneficiary, dated August 28, 1996, recorded August 28, 1996 as No. 126118 in Book 159, Page 267, records of Skamania County, Washington. FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, subsequently

TRUSTEE'S DEED

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resigned as Trustee on June 10, 1999 and the Beneficiary under said Deed of Trust appointed a new Trustee, namely SAM GUNN, who accepted the appointment on June 15, 1999.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$106,423.75 with interest thereon, according to the terms thereof, in favor of Floyd Hambleton 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. FLOYD E. HAMBLETON being 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 July 2, 1999, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book 191, Page 10, as No. 135608.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the south entrance (main) of the Skamania County Courthouse, located at 240 Vancouver Street, Stevenson, Washington, a public place, at 9:30 o'clock a.m., on October 1, 1999, 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 date of sale, and once between the 11th and 7th day before the sale; 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. Subsequent to the Notice of Trustee's Sale, the Trustee executed a "Notice of Postponement of Trustee's Sale" dated September 23, 1999, and accordance with law caused copies of the Notice of Postponement of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served prior to 30 days before

TRUSTEE'S DEED

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the sale; further, the Trustee caused a copy of said "Notice of Postponement of Trustee's Sale" to be published once seven days proceeding the time of sale in a legal newspaper in the county in which the property is situated.

9. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
10. All legal requirement 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.
81. The defaults specified in the "Notice of Trustee's Sale" not having been cured no less than eleven days prior to the date of Trustee's Sales and said obligation secured by said Deed of Trust remaining unpaid, on October 22, 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 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.
12. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED this 1 day of November, 1999.

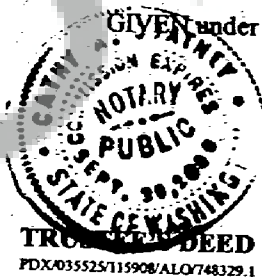
Sam Gunn
SAM GUNN, Trustee

STATE OF WASHINGTON)

COUNTY OF CLARK)

On this day personally appeared before me SAM GUNN 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 official seal this 1 day of November, 1999.



Cathy A. Creath
Cathy A. Creath
NOTARY PUBLIC in and for the State
of Washington.
My appointment expires: 7-30-2000