

137863

BOOK 198 PAGE 259

AFTER RECORDING RETURN TO:

LA SALLE NATIONAL BANK
9600 GREAT HILLS TRAIL, # 300E
AUSTIN, TX 78759

REAL ESTATE EXCISE TAX

20769

APR 13 2000

PAID *Exempt*

W. H. Martin, Jr.
SKAMANIA COUNTY TREASURER

FILED
SKAMANIA COUNTY, WASH
BY SKAMANIA CO. TITLE

APR 13 3 38 PM '00

Olson
AUDITOR
GARY M. OLSON

Supervisor
Indexed
Filed
Searched
Serialized

TRUSTEE'S DEED

The GRANTOR, PROFESSIONAL FORECLOSURE 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 LA SALLE NATIONAL BANK, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

NW OF NW QUARTER OF THE NE QUARTER S29 T3N R8E (THE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A) *page 4*
Tax Parcel No.: 03-08-29-1-1-0700-00

RECITALS: Gary H. Martin, Skamania County Assessor
Date *4/13/00* Parcel # *03-08-29-1-1-0700*

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 DAVID W. ACCETTA AND DENISE L. ACCETTA, HUSBAND AND WIFE, as Grantor, to as Trustee, and U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION, as Beneficiary, dated November 25, 1991, recorded November 27, 1991, as No. 112514, in Book/Reel 126, Page/Frame 302, 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 \$63,787.00 with interest thereon, according to the terms thereof, in favor of U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION, 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. HOMESIDE LENDING, INC., SUCCESSOR BY MERGER WITH BANCPLUS, 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 October 29, 1999, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. .
 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance to the Skamania County Courthouse in the City of Stevenson, a public place at 3:00 PM, 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 the sale and once between the eleventh and seventh day before the date of the 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 the 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 February 4, 2000, 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 herein above described, for the sum of \$80,218.47.

DATED this 4 day of February, 2000.

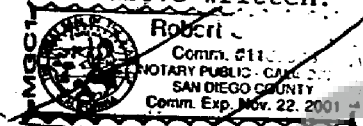
PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON

By: Jennifer Johnson
JENNIFER JOHNSON
ASSISTANT SECRETARY

STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN DIEGO)

On this 4 day of February, 2000, before me, the undersigned, a Notary Public in and for the State of California duly commissioned and sworn, personally appeared JENNIFER JOHNSON to me known to be the ASSISTANT SECRETARY of 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 he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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



Robert Bourne
Notary Public in and for the State
of California
My Commission Expires: 11-22-01

PFC# 99-63812 Loan# 10771282
VA LH-484860236464
Title Order #22913

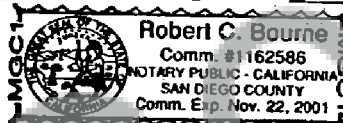


EXHIBIT "A"

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 40 rods East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 29; thence East 82 feet; thence South 151 feet; thence East 50 feet; thence South 29 feet; thence West 132 feet to the Northeast corner of Lot 4, Block C, Town of Carson, recorded in Book A of Plats, Page 23; thence North along the East line of Lots 3 and 2 of said Block C 180 feet to the point of beginning.

EXCEPT that portion beginning at a point 40 rods East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 29; thence East 82 feet; thence South 151 feet to the true point of beginning; thence East 50 feet; thence South 29 feet; thence West 50 feet; thence North 29 feet to the true point of beginning.