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FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY CLERK OF COURT

Nov 17 12 06 PM '00

*P. Laury*  
CLERK  
GARY M. OLSON

REAL ESTATE EXCISE TAX

21198

NOV 17 2000

WHEN RECORDED MAIL TO

COLTRANE INVESTMENTS  
NATHAN COLTRANE  
P.O. BOX 225  
WASHOUGAL WA 98671

PAID *Receipt*

*Coltrane Investments*  
SKAMANIA COUNTY TREASURER

Trustee's Sale No. 01-AA-20746

*STR 23435*

TRUSTEE'S DEED

The GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, 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: COLTRANE INVESTMENTS and\* GRANTEE, that real property, situated in County of SKAMANIA, State of Washington, described as follows:

A TRACT OF LAND IN SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, AS MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO. *page 4*

TAX PARCEL NO. 02-06-26-4-0-1201-00

RECITALS:

Gary H. Martin, Skamania County Assessor  
Date *11/17/00* Parcel # *2-6-26-4-1201*

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated June 4, 1999, recorded in Vol 190 of Deeds of Trust, page 160 under Auditor's File No. 135380, of SKAMANIA County, Washington, from EDITH ZIEGLER, as Grantor, to SKAMANIA COUNTY TITLE, as Trustee, and AMES CAPITAL CORPORATION, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$55,300.00 with interest thereon, according to the terms thereof, in favor of AMES CAPITAL CORPORATION, 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.

\*NYLAND HOMES, INC.

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Gary H. Martin, Skamania County Assessor  
Date *11-17-00* Parcel # *2-6-26-4-1201*  
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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. AMES CAPITAL CORPORATION, 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 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 August 3, 2000, recorded in the office of the Auditor of SKAMANIA County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel ---, Page/Frame ---, as No. 135380.

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, 240 VANCOUVER AVE., STEVENSON, WA, 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 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 sale, and once between the eleventh and seventh 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.

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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 November 3, 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 hereinabove described, for the sum of \$42,851.30 (cash) (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute).

DATED: November 4, 2000

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

BY

JEFF PRYOR, FORECLOSURE SUPERVISOR  
Address: 720 SEVENTH AVENUE, SUITE 400  
SEATTLE WA 98101

STATE OF Washington

COUNTY OF KING

On November 4, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JEFF PRYOR to me known to be the FORECLOSURE SUPERVISOR of REGIONAL TRUSTEE SERVICES CORPORATION, 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/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

EILEEN S. PERGAMIT  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MAY 20, 2004

Witness my hand and official seal, hereto affixed the day and year first above written, Eileen S. Pergamit Notary Public in and for the State of Washington, residing at Seattle

My commission expires 5/20/2004

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EXHIBIT "A"

A tract of land in Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a point 967.27 feet North and 205.75 feet East of the Southwest corner of the Southeast quarter of the Southeast Quarter of the said Section 26; thence North  $70^{\circ} 40'$  East 100 feet; thence to the initial point of the tract hereby described, said point being on the Northerly Right of Way line of the County Road known and designated as Little Street; thence North  $19^{\circ} 20'$  West 240 feet; thence North  $70^{\circ} 40'$  East 100 feet; thence South  $19^{\circ} 20'$  East 240 feet to the Northerly Rights of Way line of said County Road; thence South  $70^{\circ} 40'$  West 100 feet to the initial point.

2-6-26-4-1201

Gary H. Martin, Skamania County Assessor

Date 11-17-00 Parcel # 2-6-26-4-1201