

139741

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

Attn: Julie Nelson
500 Galland Building
1221 Second Avenue
Seattle, WA 98101

REAL ESTATE EXCISE TAX

21205

NOV 22 2000

PAID

SKAMANIA COUNTY TREASURER

204 608

FILED
SEAL
BY: 11/22/00

NOV 22 9 47 AM '00

GARY H. OLSON
GARY H. OLSON

TRUSTEE'S DEED

Grantor(s):	HILLIS CLARK MARTIN & PETERSON, P.S., Successor Trustee
Grantee(s):	HOMESTREET BANK, F/K/A CONTINENTAL SAVINGS BANK
Legal Description (abbreviated):	A tract of land in Section 28, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington.
<input checked="" type="checkbox"/> Complete legal on EXHIBIT A.	
Assessor's Tax Parcel Identification No(s):	02-05-28-1-0-0203-00
Reference Nos. of Documents Released or Assigned:	113471

The Grantor, Hillis Clark Martin & Peterson, P.S., as present Successor 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 HomeStreet Bank, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

See Exhibit "A" attached hereto and incorporated by this reference as though fully set forth herein.

RECITALS

Gary H. Martin, Skamania County Assessor
Date 11/22/00 Parcel # 2-5-28-1-0-203

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust between James T. Johnson and Patricia D. Johnson, husband and wife, as Grantor, to Chicago Title Insurance Company, as Trustee, and Continental Savings Bank, as Beneficiary, dated May 1, 1992, and recorded on May 7, 1992, under Auditor's No. 113471, records of Skamania County, Washington, and by the

Trustee's Deed

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Appointment of Successor Trustee recorded on February 5, 1999, under Auditor's No. Book 186, Page 305, records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$74,995.00 with interest thereon, according to the terms thereof, in favor of Continental Savings Bank, and to secure the performance of any other obligations and the payment of 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 the Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. HomeStreet Bank, fka Continental Savings Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed, and on August 4, 2000, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property in Book 201, Page 438.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as outside the front entrance, Skamania County Courthouse, 240 Vancouver Avenue, Stevenson, Washington, a public place, on November 10, 2000, at 11:00 a.m., which sale was postponed to November 17, 2000, and in accordance with the 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 the Grantor's 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.

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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 17, 2000, the date of sale, which was not less than 190 days from the date of default in the obligation then 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 \$90,299.46 by the forgiveness in such sum of the obligation then secured by said Deed of Trust and all fees, costs, and expenses as provided by statute.

DATED this 17th day of November, 2000.

By Joseph M. Aherne
Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Joseph M. Ahern, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service 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 was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 17th day of November, 2000.

#165998 10001-2491 3K3201

Trustee's Deed

Name Julie A. Nelson
NOTARY PUBLIC in and for the State of
Washington residing at Lynnwood
My appointment expires 7-24-13

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EXHIBIT "A"

A tract of land in Section 28, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the Southerly side of the Right of Way of the LaBarre County Road which point is South 1,319.88 feet and West 1,688.77 feet from the Northeast corner of said Section 28; thence $46^{\circ} 42' 23''$ East 561.61 feet; thence South $44^{\circ} 00' 44''$ West 410.18 feet; thence North $41^{\circ} 38' 34''$ West 572.46 feet to the County Road Right of Way; thence through a curve to the right with a radius of 138.52 feet through a central angle of $43^{\circ} 00' 00''$ a distance of 103.85 feet; thence North $59^{\circ} 43' 00''$ East 50.92 feet; thence along a curve to the left with a radius of 290.44 feet through a central angle of $19^{\circ} 03' 00''$ a distance of 91.50 feet; thence North $41^{\circ} 40' 00''$ East 119.33 feet to the Point of Beginning.