

140121

BOOK 205 PAGE 867

FILED FOR RECORD
SKAMANIA CO. WASH
BY Roger Knapp

JAN 12 10 19 AM '01

GARY M. OLSON
AUDITOR

After recording return to:

Roger D. Knapp
Attorney at Law
430 NE Everett Street
Camas, WA 98607

TRUSTEE'S DEED

REAL ESTATE EXCISE TAX

Grantor: Roger D. Knapp, Successor Trustee
Grantee: Ronald Scott Malfait, as his separate estate
Legal description (abbrev): #600 Section 30, T2N, R5E W.M.
Assessors Tax Parcel ID: #02-05-30-0-0-0600-00
Prior Document Number: 129704; 139343

2130 5
JAN 12 2001
PAID excise
OK Roger Knapp
SKAMANIA COUNTY TREASURER

THE GRANTOR, ROGER D. KNAPP, Attorney at Law, as present Trustee, conveys without warranty, to: RONALD SCOTT MALFAIT, as his separate estate, that real property, situated in the County of Skamania, State of Washington, described as follows:

County of Skamania, State of Washington

That portion of the South 3/4 of the North half of the Northwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying Northerly of County Road No. 223, designated as the Alder Road, described as follows:

BEGINNING at a point approximately 330 feet South of the quarter corner of the North line of the said Section 30 marking the intersection of the North line of the aforesaid tract with the center line of said County Road; thence following the center line of said road in a Southwesterly direction and thence in a Northwesterly direction to its intersection with the North line of the aforesaid tract at a point approximately 400 feet East of the West line of the said Section 30; thence East along the North line of the aforesaid tract 2,240 feet, more or less, to the point of beginning.

Gary H. Martin, Skamania County Assessor
Date 1/12/2001 Parcel # 2-5-30-600

Registered
Ord. No.
Assess.
L. No.
E. No.

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 WALEED MANZOUR and MOHAMED MANZOUR, as Grantors, to CLARK COUNTY TITLE COMPANY, as Trustee, and RONALD SCOTT MALFAIT, as his separate estate, as beneficiary, dated October 24, 1997, and recorded November 7, 1997, under Auditor's File No. 129704, 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 \$130,000.00, with interest thereon, in favor of RONALD SCOTT MALFAIT, and to secure any other sums of money which might become due and payable under the terms of the 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 Grantors, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was

