

140121

BOOK 205 PAGE 867

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Roger Knapp*

JAN 12 10 19 AM '01

*G. M. Olson*  
AUDITOR  
GARY M. OLSON

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*  
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.

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

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

For record  
JAN 12 2001  
JAN 12 2001  
JAN 12 2001  
JAN 12 2001

Trustee's Deed

Page 2

transmitted to the Grantors, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. RONALD SCOTT MALFAIT, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or its authorized agent 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 9, 2000, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property as Auditor's File No. 139343.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale at the Skamania County Courthouse, 240 Vancouver Street, Stevenson, Washington, a public place, at 10:00 o'clock a.m., 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 thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or its 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.
10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on January 12, 2001, 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 therefore, the property hereinabove described, for the sum of \$152,609.38 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.

DATED this 12<sup>th</sup> day of January, 2001.

Roger D. Knapp  
Roger D. Knapp, Successor Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this day personally appeared before me ROGER D. KNAPP, to me known to be the individual described herein 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 \_\_\_\_\_ day of January, 2001.

NATALIE J. WOOD  
STATE OF WASHINGTON  
NOTARY — — PUBLIC  
My Commission Expires Jan. 1, 2005

Natalie J. Wood  
Notary Public in and for the State of  
Washington, Residing at Camas  
My appointment expires: 01-01-05