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BOOK 208 PAGE 520

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

APR 11 4 57 PM '01
Olson
AUDITOR
GARY H. OLSON

WHEN RECORDED, RETURN TO:
REAL ESTATE EXCISE TAX

Bruce Fine
Aiken & Fine, P.S.
2131 Second Avenue
Seattle, WA 98121

21466
APR 11 2001
PAID *exempt*
W. J. M. O. O. O.
SKAMANIA COUNTY TREASURER

Document Title(s): Trustee's Deed

Reference numbers of related documents: Deed Of Trust: 131830 in Book 178 at Page 99

Grantor(s): Fine, Bruce

Grantee: Capital Management Group, Inc.

Legal Description: Lot 3, OREGON LUMBER COMPANY SUBDIVISION, Book A, Page 29

Assessor's Property Tax Parcel Account Number(s): 03-09-14-2-0-1700-00

Gary H. Martin, Skamania County Assessor

Date *4/11/01* Parcel # *03-09-14-2-0-1700*

TRUSTEE'S DEED

THE GRANTOR, Bruce Fine, 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: Capital Management Group, Inc., grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

The West one-half of Lot 3, OREGON LUMBER COMPANY SUBDIVISION, according to Skamania County Records, Book A of Plats, Page 29, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian.

ALSO beginning at a point of intersection of the West line of the East one-half of said Lot 3 with the South line of County Road known as Jessup Road; thence South 280 feet; thence East 112 feet; thence North to the South line of said Jessup Road; thence Westerly along the South line of said road to the point of beginning.

TRUSTEE'S DEED -1

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Signature
Notary Public
Notary
Notary
Notary

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 Chicago Loans and Liquidations, Inc., a Washington corporation, as Grantor, to Accent Service Corporation, a Washington Corporation, as Trustee, and Seattle Funding Group, Ltd., a Washington corporation, as Beneficiary, dated May 28, 1998, recorded June 9, 1998 under Auditor's File No. 131830 in Book 178 at Page 99, records of Skamania County, Washington, the beneficial interest in which was assigned to SFG Income Fund L.P., Tax ID #91-1610432, by an Assignment of Trust Deed recorded under Auditor's File No. 132200 in Book 179 at Page 301, 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 \$225,000.00 with interest thereon, according to the terms thereof, in favor of Seattle Funding Group, Ltd., a Washington corporation, as Beneficiary, 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 its successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. SFG Income Fund L.P., Tax ID #91-1610432, being then the holder of the indebtedness secured by said Deed of Trust, directed 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 November 29, 2000 recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as No. 139782.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skamania County Courthouse, a public place, 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 between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; and further, included with this Notice, which was transmitted or served to or 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

TRUSTEE'S DEED -2

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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 March 30, 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 therefor, the property hereinabove described, for the sum of \$259,091.36 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 APR 10 2001

(Trustee)

STATE OF WASHINGTON
COUNTY OF KING

On this day personally appeared Bruce Fine, to me known to be the individual described in 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 10TH day of APRIL, 2001.



Elizabeth R. Giba
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle.
Appointment Expires: 7-22-02
Printed Name: Elizabeth R. Giba

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