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BOOK 209 PAGE 113

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

APR 25 4 39 PM '01

P. Lowry  
AUDITOR  
GARY H. OLSON

## After Recording Mail To:

BANK ONE, N.A. FKA THE FIRST NATIONAL BANK OF CHICAGO, AS  
P.O. BOX 65250  
SALT LAKE CITY, UT 84165-0250

SCR 23674

Loan #: 1101309753  
ID #: 7041

## TRUSTEE'S DEED

The GRANTOR, T.D. ESCROW SERVICES INC., DBA T.D. SERVICE COMPANY 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 the GRANTEE, BANK ONE, N.A. FKA THE FIRST NATIONAL BANK OF CHICAGO, AS SEE ATTACHED EXHIBIT "A" FOR COMPLETE VESTING

that real property situated in the County of SKAMANIA, State of Washington, described as follows: (TAX PARCEL #: 02-05-19-0-0-1304-00)

THE NORTH 660 FEET OF THE WEST 1,650 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. EXCEPT THE WEST 1,320 FEET; ALSO KNOWN AS LOT 1 OF THE PHIL MARDEN SHORT PLAT, RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 13, SKAMANIA COUNTY RECORDS.

## REAL ESTATE EXCISE TAX

21490

APR 25 2001

PAID

SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor

Date 4-25-01 Parcel # 2-5-19-1304

## RECITALS:

- This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between MARVIN W. JOHNSON AND JUDY R. JOHNSON as GRANTOR, to BISHOP & LYNCH OF KING COUNTY as TRUSTEE, and WMC MORTGAGE CORP. as BENEFICIARY, dated 03/02/1998 and recorded 03/06/1998, as number 130728 records of SKAMANIA County, Washington.
- Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$ 168,000.00 with interest thereon, according to the terms thereof, in favor of WMC MORTGAGE CORP. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
- The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
- Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 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.
- BANK ONE, N.A. FKA THE FIRST NATIONAL BANK OF CHICAGO, AS SEE ATTACHED EXHIBIT "A" FOR COMPLETE VESTING being 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 of said Deed of Trust.

7041

6. The defaults specified in the Notice of Default not having been cured, the Trustee, according to the terms of said Deed of Trust, executed, and on 12/29/2000, recorded in the office of the auditor of SKAMANIA County, Washington, a Notice of Trustee's Sale of said property as Number 140027.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAMANIA CO CRTHOUSE, MAIN ENTRANCE, 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 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 his successor in interest, a "Notice of Foreclosure" in 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 APRIL 13, 2001, the date of sale, which was not less than 90 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 herein described for the sum of \$ 183,217.89 (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: APRIL 13, 2001

T.D. ESCROW SERVICES INC.,  
DBA T.D. SERVICE COMPANY  
Successor Trustee

By: [Signature]  
Vicki Hopkins, Assistant Secretary  
1820 E. First Street, #210  
Santa Ana, CA 92705  
(800) 843-0260

STATE OF CALIFORNIA } ss  
COUNTY OF ORANGE

On 4-16-01, before me, CHERYL L. MONDRAGON  
personally appeared VICKI HOPKINS, ASSISTANT SECRETARY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature





TS 7041

BANK ONE, N.A. FKA THE FIRST NATIONAL BANK OF CHICAGO, AS  
TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS  
OF JUNE 1, 1998, SERIES 1998-A, WITHOUT RECOURSE