

141348

BOOK 210 PAGE 984

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

After Recording Return To:
Becky Baker
North Pacific Trustee, Inc.
P.O. Box 4143
Bellevue, WA 98009-4143

JUN 11 2 32 PM '01

Gary
AUDITOR
GARY M. OLSON

ESTATE EXCISE TAX

Pay to order ☒
Recorded ☒
Index ☒
Filed ☒
Valued ☒

21576
JUN 11 2001

File No.: 7037.23498/Reed, Miriam L.
Servicer Loan No.: 1956488127

SC22 23574

Trustee's Deed

The GRANTOR, North Pacific Trustee, Inc., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Chase Manhattan Mortgage Corporation, as GRANTEE, all real property (the property), situated in the County of Skamania, State of Washington, described as follows:

Tax Parcel No.: 03-08-17-3-0-1412-00

Gary H. Martin, Skamania County Assessor
Date 6/11/01 Parcel # 3-8-17-3-1412

A Tract of Land in the Southeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of the Bill Coates Short Plat, Recorded in Book 3 of Short Plats, Page 250, Skamania County Records.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Miriam L. Reed, an unmarried woman, as Grantor, to T.D. Service Company, Washington, as Trustee, and Western Sunrise aka Crossland Mortgage Corp., Beneficiary, dated 09/02/99, recorded 09/09/99, under Auditor's/Recorder's No. 136229, records of Skamania County, Washington and subsequently assigned to Chase Manhattan Mortgage Corporation under Skamania County Auditor's/Recorder's No. 137148.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$106,629.00 with interest thereon, according to the terms thereof, in favor of Western Sunrise aka Crossland Mortgage Corp. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, 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 transmitted to the Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Chase Manhattan Mortgage Corporation, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 11/06/00, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 204159.
7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue, City of Stevenson, State of Washington a public place, at 10:00 o'clock a.m., 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 90 days before the sale; further, the Grantor

caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 06/01/01, the date to which the sale was postponed, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$121,004.08 by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED: June 6, 2001

GRANTOR
North Pacific Trustee, Inc.

By

Authorized Signature

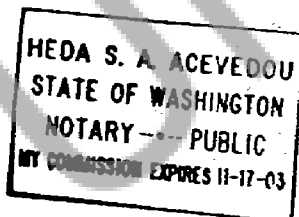
STATE OF WASHINGTON)

COUNTY OF KING)

) ss.

I certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Member / Assistant Vice President of North Pacific Trustee, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/6/01



Heda S. Acevedou
NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue
My commission expires 11/17/03