

143898

BOOK 221 PAGE 265

Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY

AND WHEN RECORDED TO: **REAL ESTATE EXCISE TAX**
NOVASTAR MORTGAGE INC.-WA
1901 W. 47TH PLACE, STE. 205
WESTWOOD, KS 66205

MAR - 1 2002

PAID *Exempt*
W. J. Garvison
SKAMANIA COUNTY TREASURER

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

MAR 1 1 21 PM '02

W. J. Garvison
AUDITOR

J. MICHAEL GARVISON

T.S. No. 8286-0018
Loan No. 0000211045
Order No.

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

The GRANTOR, FIRST AMERICAN TITLE INSURANCE 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: **NOVASTAR MORTGAGE INC., GRANTEE**, that real property, situated in the County of SKAMANIA, State of Washington, described as follows:
SEE ATTACHED LEGAL Page 3 Part of Lot 10 Columbia River Estate
APN No. 02 06 23 2 0 0105

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 DAVID D. BLACKWELL AND KELLY J. BLACKWELL, as Grantor, to SKAMANIA COUNTY TITLE, as Trustee, and NOVASTAR MORTGAGE, INC., as Beneficiary, dated 12/22/99, recorded 1/8/2000, as Instrument No. 137144, in Book/Reel 195, Page/Frame 891, records of SKAMANIA County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$116,250.00 with interest thereon, according to the terms thereof, in favor of NOVASTAR MORTGAGE, INC. 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 make operative the power to sell, the thirty-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.
5. NOVASTAR MORTGAGE INC., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

2-6-23-2-105
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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 11/16/01, 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. 142936
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE
240 VANCOUVER AVE.
STEVENSON, WA
a public place, on 2/15/2002 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
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 2/15/2002, 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 \$127,429.10, 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.

Date: February 22, 2002

FIRST AMERICAN TITLE INSURANCE
COMPANY

[Signature]
Luis Cerda

State of California) ss.
County of Los Angeles) Orange

On 2/22/2002, before me, Elizabeth B. Mills, a Notary Public in and for said County and State, personally appeared, Luis Cerda, 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 Elizabeth B. Mills

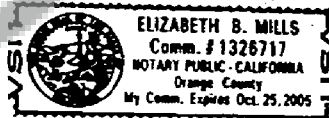


EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAMANIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF TRACT NO. 10 OF COLUMBIA RIVER ESTATES AS MORE PARTICULARLY SHOWN ON A SURVEY THEREOF RECORDED AT PAGE 364 OF BOOK J OF MISCELLANEOUS RECORDS UNDER AUDITOR'S FILE NO. 75656, RECORDS OF SKAMANIA COUNTY, WASHINGTON; SAID REAL PROPERTY BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT NO. 10, SAID NORTHWEST CORNER BEING NORTH 00°36'09" EAST 1,595.43 FEET AND SOUTH 89°23'51" EAST 659.33 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 23 AS MEASURED ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER AND AT A RIGHT ANGLE FROM SAID WEST LINE; THENCE SOUTH 88°54'00" EAST ALONG THE NORTH LINE OF SAID TRACT NO. 10, 300 FEET; THENCE SOUTH 00°36'09" WEST 327.98 FEET TO THE WEST LINE OF SAID TRACT NO. 10; THENCE SOUTH 37°54'33" EAST 67.63 FEET TO A 50.37 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID 50.37 FOOT RADIUS CURVE 21.94 FEET TO THE TRUE POINT OF BEGINNING THENCE CONTINUING ALONG SAID 50.37 FOOT RADIUS CURVE 89.32 FEET TO A 112.85 FOOT RADIUS CURVE 238.58 FEET; THENCE SOUTH 32°28'16" EAST 146.78 FEET; THENCE SOUTH 68°54'00" EAST 348 FEET, MORE OR LESS, TO THE EAST LINE OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTH ALONG SAID EAST LINE 360 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 88°54'00" EAST OF THE TRUE POINT OF BEGINNING, THENCE NORTH 88°54'00" WEST 291 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Gary H. Martin, Skamania County Assessor

Date 3-1-02 Parcel # 2-6-23-2-105