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BOOK 225 PAGE 911

FILED IN RECORD
STATE OF NORTH CAROLINA
BY PRADIANA CO. TITLE

JAN 27 12 44 PM '02

Garvey

J. MICHAEL GARVISON

AFTER RECORDING MAIL TO:

Name OAKWOOD ACCEPTANCE CORP

Address 7800 MCCLOUD ROAD

City/State GREENSBORO, NC 27409

Document Title(s): (or transactions contained therein)

1. TRUSTEE'S DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

DT 8/24/1999 B192 P530 Auditor 136075

☐ Additional numbers on page 3 of document

Grantor(s): (Last name first, then first name and initials)

1. FIRST AMERICAN TITLE INSURANCE COMPANY
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. OAKWOOD ACCEPTANCE CORPORATION, L.L.C.
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/flat or section/township/range/quarter/quarter)

SE 1/4 Sec 30, T2N, R5E

☐ Complete legal description is on page 2 of document

Assessor's Property Tax Parcel / Account Number(s): 02-05-30-0-0-1304-00

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



BOOK 225 PAGE 912

Filed for Record at Request of
Integrated Lender Services

When recorded mail to:
OAKWOOD ACCEPTANCE CORPORATION, L.L.C.
7800 MCCLOUD ROAD
GREENSBORO, NC 27409

REAL ESTATE EXCISE TAX

32336

JUN 26 2002

PAID *[Signature]*

[Signature]
SKAMANIA COUNTY TREASURER

512 24394

TRUSTEE'S DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN NO: 2042364/BLEVINS/OAK-WA

FILE NO: 56024

ORDER NO: 960809

Gary H. Martin, Skamania County Assessor

Date: 6/26/02 Parcel # 2-S-30-1304

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: OAKWOOD ACCEPTANCE CORPORATION, L.L.C., as GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:
Tax Parcel NO.: 02-05-30-0-0-1304

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE PATRICIA KINCAID SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 283 SKAMANIA COUNTY RECORDS.

TOGETHER WITH A MANUFACTURED HOME AS PART OF REAL PROPERTY DESCRIBED AS:

2000 GOLDEN WEST MODEL: EE52001F SERIAL NO.: GWOR23 N22946 AB

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 BRADFORD T BLEVINS AND HOLLY A BLEVINS, HUSBAND AND WIFE, as Grantor, to SKAMANIA COUNTY TITLE COMPANY, as Trustee, and OAKWOOD ACCEPTANCE CORPORATION, as Beneficiary, dated 8/20/1999, recorded 8/24/1999, as Instrument No. 136075, in Book/Reel 192, Page/Frame 530, 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 \$147,255.40 with interest thereon, according to the terms thereof, in favor of OAKWOOD ACCEPTANCE CORPORATION 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. OAKWOOD ACCEPTANCE CORPORATION, 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.
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 02/01/02 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. 143619.

TRUSTEE'S DEED

LOAN NO: 2042364/BLEVINS/OAK-WA
ORDER NO: 960809

FILE NO: 56024

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, THE MAIN ENTRANCE TO THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVENUE, STEVENSON, WASHINGTON, a public place, on 6/7/2002 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-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 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 6/7/2002, 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 \$140,000.00, 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: June 13, 2002

INTEGRATED LENDER SERVICES, A DELAWARE
CORPORATION, AS AGENT FOR FIRST
AMERICAN TITLE, AS TRUSTEE

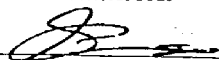
Patricia Daniels
PATRICIA DANIELS, ASSISTANT SECRETARY

State of CALIFORNIA) ss.
County of LOS ANGELES)

On 6-13-02, before me, GLADYS PANAMENO, a Notary Public in and for said County and State, personally appeared PATRICIA DANIELS personally known to me (or proved to me on the basis of satisfactory evidence) to 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


NOTARY PUBLIC in and for the State of
residing at LOS ANGELES COUNTY
My commission expires: 5-29-03

