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BOOK 227 PAGE 590

FILED FOR RECORD
SKAMANIA CO. WASH
BY *REMIANA GO, JUNE*

After Recording Return To:
Becky Baker
Northwest Trustee Services, LLC
P.O. Box 4143
Bellevue, WA 98009-4143

AUG 7 4 44 PM '02
J. M. Garry
AUDITOR
J. MICHAEL GARRY, AUDITOR

REAL ESTATE EXCISE TAX

22421

AUG - 7 2002

File No.: 7037.26480 Shaffer, Theodore and Melanie
1923481712

SR 24657

PAID *[Signature]*
[Signature]
SKAMANIA COUNTY TREASURER

Trustee's Deed

The GRANTOR, Northwest Trustee Services, LLC, as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Chase Manhattan Bank, N.A., as GRANTEE, all real property (the Property), situated in the County of Skamania, State of Washington, described as follows:

Tax Parcel No.: 04-07-23-3-4-0800-00 Gary H. Martin, Skamania County Assessor

Date *8-7-02* Parcel # *04 07 23 34 0800 00*

A Tract of land located in the Southwest quarter of the Southeast quarter of Section 23, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, Washington. Beginning at a point 972 1/2 feet North of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 23; thence North 100 feet; thence West 200 feet, more or less, to the County Road known and designated as Wind River Highway; thence South 3 degrees 26' West following the Easterly line of said Highway to a point due West of the Point of Beginning; thence East to the Point of Beginning.

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 Theodore Shaffer and Melanie Shaffer, husband and wife, as Grantor, to T.D. Service Company, Washington, as Trustee, and Crossland Mortgage Corp., Beneficiary, dated 04/16/98, recorded 04/20/98, under Auditor's/Recorder's No. 131240, records of Skamania County, Washington and subsequently assigned to Chase Manhattan Mortgage Corporation under Skamania County Auditor's/Recorder's No. 137045.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$58,500.00 with interest thereon, according to the terms thereof, in favor of 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 provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is 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 or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the 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 04/17/02, 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. Book 223, Page 102.

