

146255

BOOK 230 PAGE 898

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

WHEN RECORDED MAIL TO:

UNITED MORTGAGE & LOAN INVESTMENT CORP.  
7523 LITTLE AVENUE, SUITE 116  
CHARLOTTE NC 28226-8238

OCT 18 11 41 AM '02

*Amos*  
J. MICHAEL GARYSON

REAL ESTATE EXCISE TAX

2254.9

OCT 18 2002

Space Above This Line For Recorder's Use

Loan No. 30252590

T.S. No. 1041527-09

Parcel No.: 03-07-25-4-0-0401-00

PAID *2254.9*  
*Vickie Clelland*  
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON,  
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:  
UMLIC VP LLC

Grantee

that real property, situated in the County of SKAMANIA, State of Washington, described  
as follows:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7  
E.W.M.. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Gary H. Martin, Skamania County Assessor

RECITALS:

Date *10/18/02* Parcel # *3-7-25-4-01*

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  
ROBERT L THOMPSON AND DD RAE THOMPSON

as grantor to U.S. SMALL BUSINESS ADMINISTRATION, as trustee and  
U.S. SMALL BUSINESS ADMINISTRATION  
as Beneficiary,

dated August 9, 1996, recorded September 10, 1996, as No. 126199, in Book/Reel  
159, Page/Frame 453, records of SKAMANIA County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of  
one promissory note in the sum of \$ 111,800.00 with interest thereon, according  
to the terms thereof, in favor of  
U.S. SMALL BUSINESS ADMINISTRATION

and to secure any other sums of money which might become due and payable under the terms  
of said Deed of Trust.

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TRUSTEE'S DEED, Continued

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Loan No. 30252590  
T.S. No. 1041527-09

3. The described Deed of Trust provides that the real property conveyed 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 the 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. UMLIC VP LLC

being then 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 premises.

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 July 9, 2002, recorded in the office of the Auditor of SKAMANIA County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel 226, Page/Frame 216, as No. XX.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 240 NW VANCOUVER AVENUE STEVENSON, Washington, a public place, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; 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 substantially the 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.



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TRUSTEE'S DEED, Continued

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Loan No. 30252590  
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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 October 11, 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 \$ 85,000.00 (cash) (by 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: October 14, 2002

CAL-WESTERN RECONVEYANCE CORPORATION  
OF WASHINGTON

  
Karre-Anne Hall, A.V.P.

State of California

County of San Diego

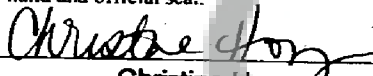
OCT 15 2002

On OCT 15 2002 before me, the undersigned, a Notary Public in  
and for said state, personally appeared

Karre-Anne Hall, A.V.P.

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 entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature

  
Christine Hoy



BOOK 230 PAGE 901

BOOK 226 PAGE 220

A tract of land located in the Northeast Quarter of the Southeast Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point in the center of County Road No. 2394 designated as Baker Spur, said point being 526.10 feet South and 803.29 feet East from the center of the said Section 25; thence South 87 degrees 52' East 282.78 feet; thence South 03° 31' East 188.25 feet; thence North 86°07'40" West 223.99 feet to the center of the county road designated as Baker Spur; thence Northerly along the center line of said Road 200 feet, more or less, to the Point of Beginning.

Gary H. Martin, Skamania County Assessor

Date 10/18/02 Parcel # 3-7-25-4-401