

146510

BOOK 231 PAGE 910

After recording return to:

Roger D. Knapp  
Attorney at Law  
430 NE Everett Street  
Camas, WA 98607

FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY *Roger Knapp*  
Nov 8 10 31 AM '02  
*J. Michael Harrison*  
J. MICHAEL HARRISON

TRUSTEE'S DEED

Grantor: Roger D. Knapp, Trustee  
Grantees: Thomas J. Tucker and Corrine A. Tucker  
Legal description (abbrev): Lot 4, Tucker's Survey  
Assessors Tax parcel ID: 02-06-27-30-0104-00  
Prior Reference Nos.: 135658; 145480

THE GRANTOR, ROGER D. KNAPP, 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: THOMAS J. TUCKER and CORRINE A. TUCKER, husband and wife, certain real property situated in the County of Skamania, State of Washington, described as follows:

County of Skamania, State of Washington

BEGINNING at the Southwest corner of the Southwest quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence North 01°05'09" East as measured along the West line of said Southwest quarter 757.95 feet; thence South 88°55'59" West 652.93 feet to the centerline of Road "A"; thence Northerly along the centerline of Road "A" to the intersection of the centerline of Road "A" and Road "C", said point being North 01°05'09" East 1,293.63 feet and South 88°55'59" East 1,083.75 feet from the Southwest corner of said Southwest quarter; thence North 34°04'03" West 126.16 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 118.56 feet; thence South 78°00'11" West 24.87 feet to the True Point of Beginning; thence continuing South 78°00'11" West 121.89 feet to the beginning of a 100 foot curve to the left; thence along said curve 60.54 feet; thence South 43°18'55" West 95.63 feet to the beginning of a 50 foot radius curve to the right; thence along said curve 47.14 feet; thence North 31°20'43" West 318.61 feet; thence North 01°05'09" East 689.64 feet; thence South 89°08'43" West 499.50 feet; thence South 01°05'09" West 360.08 feet; thence South 46°05'08" West, 141.42 feet; thence South 43°54'51" East 141.42 feet; thence South 01°05'09" West 302.30 feet to the centerline of Road "C" and the True Point of Beginning.

The centerlines of Roads "A", "B" and "C" are more particularly described in a real estate contract dated April 30, 1975, as recorded at pages 13 and 14 of Book 70 of Deeds, under Auditor's File No. 81400, records of Skamania County, Washington.

TOGETHER WITH easements 60 feet in width for Roads "A", "B" and "C" as more particularly described in real estate contract dated April 30, 1975, recorded at page 13 and 14 of Book 70 of Deeds, records of Skamania County, Washington.

Deeds, records of Skamania County, Washington.

ALSO known as Lot 4 of Survey recorded in Book 1, page 82,  
Skamania County Records.

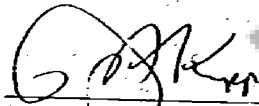
RECITALS:

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 RALPH E. OWEN and CATHERINE O. OWEN, husband and wife, as Grantors, to TRANSNATION TITLE COMPANY, as Trustee, and THOMAS J. TUCKER and CORRINE A. TUCKER, husband and wife, as beneficiaries, dated July 1, 1999, and recorded July 8, 1999, under Auditor's File No. 135658, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$94,000.00 with interest thereon, in favor of THOMAS J. TUCKER and CORRINE A. TUCKER, and to secure any other sums of money which might become due and payable under the terms of the 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 Grantors, 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 Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. THOMAS J. TUCKER and CORRINE A. TUCKER, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or its 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 August 5, 2002, 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. 145480.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at the south entrance of the Skamania County Courthouse, 240 Vancouver Avenue, Stevenson, Washington, a public place, at 10:00 o'clock a.m., 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 with this Notice, which was transmitted to or served upon the Grantor or its 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.

Trustee's Deed

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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 November 8, 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 therefor, the property hereinabove described, for the sum of \$104,695.53 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 11/8/02 Parcel # 02-06-27-3-0-0104-00

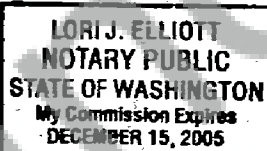
DATED this 8<sup>th</sup> day of November, 2002.


Roger D. Knapp, Trustee

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF CLARK )

On this day personally appeared before me ROGER D. KNAPP, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8<sup>th</sup> day of November, 2002.



Lori J. Elliott  
 Notary Public in and for the State of  
 Washington, residing at Stevenson  
 My commission expires: Dec. 15, 2005

REAL ESTATE EXCISE TAX

22614

NOV - 8 2002

PAID

Al. DePuy  
 SKAMAHIA COUNTY TREASURER