

147490

BOOK 236 PAGE 680

RECORD AND RETURN TO:
AMERQUEST MORTGAGE COMPANY
ATTN: RSD DEPARTMENT
505 CITY PARKWAY WEST, SUITE 100
ORANGE, CA 92868

REAL ESTATE EXCISE TAX

FIDELITY NATIONAL TITLE - NDS
281155

22789
FEB - 4 2003

PAID Exempt
Vickie Clelland, Sept

T.S. NUMBER: T02-11778 GO SKAMANIA COUNTY TREASURER

LOAN NUMBER: 0009731399

TRUSTEE'S DEED

I *Fidelity National Title Insurance Co.

KNOW ALL BY THESE PRESENTS, that the undersigned Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property with assessor's Tax Parcel No. 02-07-02-11-0207-00 described herein by virtue of the following described Trust Deed, unto: WELLS FARGO BANK MINNESOTA, NA SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, NA AS TRUSTEE OF SALOMON BROTHERS MORTGAGE SECURITIES VII, INC, FLOATING RATE MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1999-aq1 UNDER POOLING & SERVICING AGREEMENT DATED AS OF MARCH 1, 1999 WITHOUT RECOURSE

A. PARTIES IN THE TRUST DEED:

TRUSTOR(S): TRACY A. THROW AND PHILIP E. THROW WIFE AND HUSBAND

TRUSTEE: SKAMANIA COUNTY TITLE

Gary H. Martin, Skamania County Assessor

BENEFICIARY: AMERQUEST MORTGAGE CO.

Date 02/13/03 Parcel # 2-7-2-1-1-267

B. DESCRIPTION OF THE PROPERTY: Legally Described as: A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 2 OF GEORGE CHRISTENSEN-SAM MELONAS SHORT PLAT, PAGE 18, AUDITOR NO. 80764, RECORD OF SKAMANIA COUNTY, WASHINGTON

*recorded May 15, 1980, in Book "T" of Short Plats
Said property commonly known as: 1093 SW BRIGGS STEVENSON, WA 98648

C. TRUST DEED INFORMATION:

DATED: December 17, 1998

RECORDING DATE: 12/23/1998

RECORDING NO: 133798 Book: 184 Page: 919

RERECORDED ON:

RECORDING PLACE: Official records of the State of Washington, County of SKAMANIA

D. The above described Trust Deed provides that the real property conveyed therein is not used

Trustee's Deed: TWC-008W (199)

T.S. Number: T02-11778 GO

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principally for agricultural purposes.

II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor(s) to said Trustee to secure, among other things, the performance of certain obligations of the Grantor(s) to the said Beneficiary. The said Grantor(s) thereafter defaulted in the performance of the obligations secured by said Trust Deed as stated in the Notice of Sale hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

III

By reason of said default not having been cured, the holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing; a Notice of Sale, containing an election to sell said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County, on 10-18-02 under Auditor's File No. 146259 Book: 230 Page: 926.

IV

During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

V

The Trustee, in the aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 to be 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 twice preceding the time of sale, first between the 28th and 32nd day before the set sale date and again between the 7th and 11th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served upon the Grantor or his/her 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.

VI

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.

VII

Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Washington and pursuant to the power conferred upon the undersigned by said Trust Deed, sold said real property in one parcel at public auction to the following named bidder; he/she being the highest and best bidder at such sale for the sum of: \$127,385.90.

TRUSTEE'S SALE:

TIME AND DATE OF SALE: 10:00 A.M. on 01/24/2003

PLACE OF SALE: THE MAIN ENTRANCE TO THE SKAMANIA COUNTY
COURTHOUSE 240 VANCOUVER AVE., STEVENSON WA

BIDDER: AMERIQUEST MORTGAGE COMPANY

VIII

The defaults specified in the Notice of Trustee's Sale not having been cured prior to 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on the date of sale, which was not less than 90 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Bidder, the highest bidder therefore, the property hereinabove described for the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statutes.

DATED: January 24, 2003

FIDELITY NATIONAL TITLE
INSURANCE COMPANY, as said Trustee

Andrew Fragassi
By: Andrew Fragassi
It's: Assistant Vice President

Address of Trustee:
Fidelity National Title Insurance Company
3500 188TH ST. SW#300
LYNWOOD, WA 98037
C/O TOWN & COUNTRY TITLE SERVICES,
phone (888)485-9191

STATE OF California)
COUNTY OF Orange) SS

On the date written below before me personally appeared Andrew Fragassi, to me known to be a Assistant Vice President of Fidelity National Title who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 1.29.03.

Jeri Smeltzer
Notary Public in and for the State of
My Commission Expires 12.17.05

