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BOOK 242 PAGE 358

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Leona Stovall*

MAY 9 10 43 AM '03

Q Lowry
AUDITOR
J. MICHAEL BARNESON

AFTER RECORDING MAIL TO:

Name Evan D. Hull

Address 1210 Daniels St.

City/State Vancouver, WA 98660-2912

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

1. TRUSTEE'S DEED

2.

3.

4.

Reference Number(s) of Documents assigned or released:

139588

Additional numbers on page of document

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

1. HULL, EVAN D., SUCCESSOR TRUSTEE

2.

3.

4.

5. Additional names on page of document

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

1. STOVALL, LEONA

2.

3.

4.

5. Additional names on page of document

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

N1/2 S1/2 NW1/4 SEC 8, T1N R5E WM and W 13 AC S1/2 S1/2 NW1/4 SEC 8 T1N R5E
WM

Complete legal description is on page 1 and 2 of document

Assessor's Property Tax Parcel/Account Number(s):

01-05-08-0-0803-00



REAL ESTATE EXCISE TAX

22988

MAY - 9 2003

PAID *exempt*

Vickie Clelland

SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor

Date *5/8/03* Parcel # *1-5-8-808*

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.

RECORDPA

After filing Return To:

Evan D. Hull
Attorney At Law
1210 Daniels Street
Vancouver, WA 98660-2912

TRUSTEE'S DEED

Evan D. Hull, the GRANTOR, 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 the Beneficiary, LEONA STOVALL, hereinafter referred to as GRANTEE, THAT REAL PROPERTY, SITUATED IN THE County of Skamania, State of Washington, described as follows:

A PARCEL OF LAND LOCATED AT THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF THE ROBERT D. FERGUSON SHORT PLAT NO. 3 AS RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 74, SKAMANIA COUNTY RECORDS; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE WEST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID WEST LINE 669.52 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE EAST ALONG SAID SOUTH LINE 990 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT NO.3; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 2 AND 1 TO THE POINT OF BEGINNING. (THIS PARCEL FORMERLY BEING DESCRIBED AS LOTS 3 AND 4 OF SAID SHORT PLAT NO. 3 WHICH LOTS ARE NOW VACATED.)

TRUSTEE'S DEED-1

TOGETHER WITH THE WEST 13 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8.

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated September 28, 2000, recorded November 7, 2000 in Book 204, page 166, of Deeds of Trust, under Auditor's number 139588, records of Skamania County, Washington, from Kenneth Townsley, as Grantor, to Charter Title as Trustee, to secure an obligation in favor of Leona May Stovall, Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$24,000.00 with interest thereon, according to the terms thereof, in favor of Leona May Stovall 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 obligation 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. Leona May Stovall, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or her 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 November 21, 2002, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the Skamania County Courthouse, the main entrance at 240 Vancouver Ave., Stevenson, Washington, on February 28, 2003, at the hour of 10:00a.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 days before the sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or 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.

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 Revised Code of Washington, Chapter 61.24 et seq.

10. The defaults specified in the Notice of Trustee's Sale not having cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 28, 2003, 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 minimum bid of the sum of \$33,436.00, including all fees, costs and expenses as provided by statute.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

SUCCESSOR TRUSTEE:

Evan D. Hull
Attorney at Law
1210 Daniels Street
Vancouver, WA 98660-2912
(360) 693-7455

Dated this 3rd day of March, 2003.

Evan D. Hull

Evan D. Hull, WSBA# 13388
Successor Trustee

STATE OF WASHINGTON)
)ss.
County of Clark)

I certify that I know or have satisfactory evidence that Evan D. Hull signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 3rd day of March, 2003.

Angela M. D'Amico
Printed Name Angela D'Amico
Notary Public for the State of Washington,
Residing at Vancouver
My commission expires 06-25-06

