

AFTER RECORDING RETURN TO:
Coltrane Investments, Inc. and
Homes New to You, Inc.
P.O. Box 265
Washougal, WA 98671

REAL ESTATE EXCISE TAX

23736

MAR 24 2004

PAID exempt
Vickie Chelland
SKAMANIA COUNTY TREASURER

Re: Bank of America, N.A.

SCR 24881 TRUSTEE'S DEED

The GRANTOR, Karen L. Gibbon, P.S., 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: Coltrane Investments, Inc., a Washington Corporation, and Homes New to You, Inc., an Oregon Corporation, as tenants in common, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

LOT C-38, PLAT OF RELOCATED NORTH BONNEVILLE-CBD, SHEET 9 AND 10, RECORDED IN BOOK "B" OF PLATS, PAGE 15 UNDER SKAMANIA COUNTY FILE NO. 83466, ALSO RECORDED IN BOOK 'B' OF PLATS, PAGE 31, UNDER SKAMANIA COUNTY FILE NO. 84429, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. (TAX PARCEL NUMBER 02-07-20-1-3-0800-00).

Gary H. Martin, Skamania County Assessor

Date 3/24/04 Parcel # 2-7-20-1-3-900

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 Joseph L. Gamble and Sandra J. Gamble, husband and wife, Grantors, to Rainier Credit Company, Trustee, and Bank of America, N.A., as Beneficiary, dated October 6, 1999, recorded October 7, 1999, as Auditor's No. 136498, records of Skamania County.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$550,000.00 with interest thereon, according to the terms thereof in favor of Bank of America, N.A., 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 obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made 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. Bank of America, N.A., 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 property in accordance with law and the term 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 and RCW 61.24.130(4), executed and on October 27, 2003, recorded in the office of the Auditor of Skamania County, Washington an "Amended Notice of Trustee's Sale" of said property, as No. 150888.
7. The Trustee, in its aforesaid "Amended Notice of Trustee's Sale," fixed the place of sale as Outside the front entrance of the Skamania County Courthouse, 240 Vancouver Avenue, in the City of Stevenson, a public place, at 10:00 AM, and in accordance with RCW 61.24.130(4), caused copies of the statutory "Amended Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to thirty days before the sale; further, the Trustee caused a copy of said "Amended Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the

Grantors an "Amended Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantors' Note and Deed of Trust were attached.

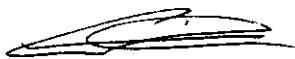
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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.

10. The defaults specified in the "Amended Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 19, 2004, 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 \$303,434.07.

DATED: March 22, 2004.

KAREN L. GIBBON, P.S., SUCCESSOR TRUSTEE

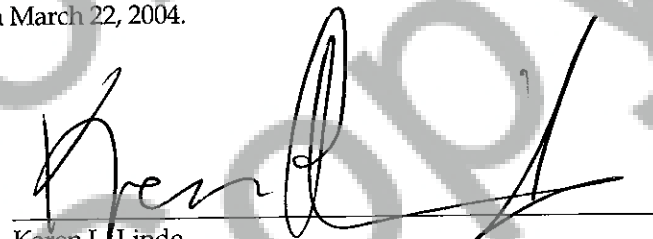


By: Thomas S. Linde, its Secretary

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas S. Linde, to me known to be the Secretary of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument.

Given under my hand and official seal on March 22, 2004.



Karen L. Linde
Notary Public in and for the State of Washington
Residing at: Seattle
My commission expires: January 19, 2005