

Doc # 2004153163
Page 1 of 3
Date: 05/28/2004 04:48P
Filed by: CHRISTINE A FORD PS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

REAL ESTATE EXCISE TAX

RETURN ADDRESS

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23919
MAY 28 2004
PAID EXEMPT
Audrey Fahn Deputy
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

Reference # 133666

Additional on page _____

Grantor: (1) Christine A. Ford
Additional on page _____

Grantee: (1) American General Financial Services, Inc.
Additional on page _____

Legal Description: LOT(S) 15, OF WIND RIVER LOTS

Additional on page 1

Assessor's Tax Parcel ID#: 04-07-26-3-1-0115-00

The GRANTOR, Christine A. Ford, 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: American General Financial Services, Inc., GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 15, Wind River Lots, according to the recorded plat thereof, recorded in Book B of Plats, Page 18, in the County of Skamania, State of Washington.

Gary H. Martin, Skamania County Assessor

RECITALS:

Date 5/27/04 Parcel # 04-07-26-3-1-0115-00

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 JOHN T. ROTH, an unmarried man, and, Rosalva Silva, an unmarried woman, as Grantor, to Skamania County Title Company as Trustee and North American Mortgage Company as Beneficiary, dated December 7, 1998, recorded December 11, 1998, as 133666, beneficial interest which was assigned to

ContiMortgage on March 24, 1999, under Auditor's File No. 134650, and further assigned to American General Financial Services, Inc. on October 21, 2003, under Auditor's File No. 150805, in Book/Reel _____, Page/Frame _____, records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of 1 (one) promissory note(s) in the sum of \$88,100.00 with interest thereon, according to the terms thereof, in favor of North American Mortgage Company, 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 purposes.
4. Default having occurred in the obligation secured and/or covenants of the Borrower, Grantor and Guarantor 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 Borrower, Grantor and Guarantor and a copy of said Notice was posted or served in accordance with law.
5. American General Financial Services, Inc., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law and 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 February 5, 2004, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel _____, Page/Frame _____, as No 2004151909.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skamania County Courthouse in Stevenson, Washington, and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale: to be transmitted by mail to all persons entitled thereof and either posted or served prior to ninety days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh 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 Borrower, Grantor, Guarantor and Occupants/Tenants, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Borrower's, Grantor's and Guarantor'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.
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 May 21, 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 thereof, the property hereinabove described, for the sum of \$102,581.08 (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 this 25 day of May, 2004.


CHRISTINE A. FORD, Trustee

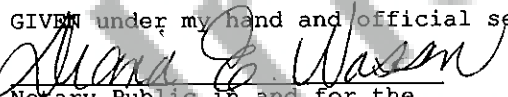
STATE OF WASHINGTON)

ss.

COUNTY OF PIERCE)

On this day personally appeared before me Christine A. Ford, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of May, 2004.


Notary Public in and for the
State of Washington, residing
at Tacoma
My Commission expires 1/9/06

