

After Recording Return to:

Alicia L. Lowe  
Schwabe, Williamson & Wyatt  
1111 Main Street, Suite 410  
Vancouver, WA 98660

Doc # 2005157555

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Date: 06/07/2005 02:12P

Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY

J. MICHAEL GARVISON

AUDITOR

Fee: \$21.00

REAL ESTATE EXCISE TAX

24963

JUN 07 2005

PAID EXEMPT

*Judrey Johni Deputy*

SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

SCR 27734

Alicia L. Lowe, 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 Barbara J. Davis, as her separate estate, hereinafter referred to as GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 5 of the RIVER EDGE ACRES, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page 96, in the County of Skamania, State of Washington

Gary H. Martin, Skamania County Assessor

Tax Parcel No. 2-5-26-1704

Date 6/7/05 6.8 Parcel # 2-5-26-1704

#### 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 dated August 15, 2000, recorded August 24, 2000, under Auditor's File No. 138943, records of Skamania County, State of Washington from Grant Stanley Cunningham as Grantor to First American Title Insurance Company as Trustee, to secure an obligation in favor of Barbara J. Davis who was the original Beneficiary or, due to assignment is now the current Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$70,000.00 with interest thereon, according to the terms thereof, in favor of Barbara J. Davis 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 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.

1 - TRUSTEE'S DEED

PDX/102621/139802/ALO/1303300.1

5. Barbara J. Davis, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his 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 February 11, 2005, 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 north entrance of 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 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 sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or his 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 been 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 May 13, 2005, 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 satisfaction in full of the obligation then secured by said Deed of Trust, together with 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 regarding to the number or gender of such words or expressions.

DATED: May 18, 2005

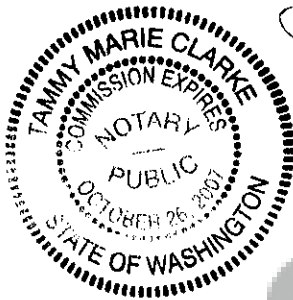
Alicia L. Lowe  
Alicia L. Lowe

NOTARY BLOCK ON FOLLOWING PAGE

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that Alicia L. Lowe is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as Trustee of Deed of Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 18, 2005.



Tammy Marie Clarke  
Notary Public

Print Name

My appointment expires

10/26/2007