

REAL ESTATE EXCISE TAX

25221

AUG 29 2005

PAID

Exempt

Vickie Chellendrop  
SKAMANIA COUNTY TREASURER

Doc # 2005158512

Page 1 of 3

Date: 08/26/2005 04:57P

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

J. MICHAEL GARVISON

AUDITOR

Fee: \$34.00

When recorded, mail to:

COLTRANE INVESTMENT INC.

P.O. BOX 265

WASHOUGAL, WA 98671

5510247

FIDELITY NATIONAL TITLE - 2005

Trustee's Sale No: 01-MS-38712

99986



TRUSTEE'S DEED

**THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION**, 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 INVESTMENT INC.**, GRANTEE, that real property, situated in the County of SKAMANIA, State of WASHINGTON, described as follows:

A TRACK OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS: LOT 2 OF THE VIRGINIA TATE SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 107, SKAMANIA COUNTY RECORDS, PLUS THAT CERTAIN MOBILE HOME DESCRIBED IN T/E 125307 BOOK 157 PAGE 319.

Tax Parcel No: 0310-22110-70200.

Gary H. Martin, Skamania County Assessor

RECITALS:

Date 8-26-05 Parcel # 0310-22110-70200

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 1/9/1996, recorded in Volume 154, of Deeds of Trust, page 868 Auditor's/Recorder's No. 124281, records of SKAMANIA County, Washington, from WILLIAM E TATE AND JUDY E TATE, HUSBAND AND WIFE, as Grantor, to WASHINGTON ADMINISTRATIVE SVCS, as Trustee, in favor of TMS MORTGAGE INC D/B/A THE MONEY STORE, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$67,300.00, with interest thereon, according to the terms thereof, in favor of TMS MORTGAGE INC D/B/A THE MONEY STORE 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 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. HomEq Servicing Corporation, formerly known as TMS Mortgage, Inc. dba The Money Store, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written

request directing said Trustee to sell the described property in accordance with the 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 March 25, 2005 recorded in the office of the Auditor/Recorder of SKAMANIA county, a "Notice of Trustee's Sale" of said property under Recording No. 2005156716.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAMANIA COUNTY COURTHOUSE, a public place, at 240 VANCOUVER AVE., STEVENSON, WA, 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 ninety days before the sale. Further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or 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 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 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 August 5, 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 therefor, the property hereinabove described, for the sum of \$67,000.00.

DATED: 8/9/2005

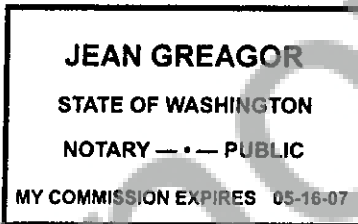
REGIONAL TRUSTEE SERVICES CORPORATION  
(Trustee)

By [Signature]  
Nanci Lambert, AUTHORIZED AGENT  
Address: 616 1st Avenue, Suite 500  
Seattle, WA 98104

STATE OF WASHINGTON     )  
                                      ) ss.  
COUNTY OF KING         )

On 8/9/2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Nanci Lambert, to me known to be the AUTHORIZED AGENT of REGIONAL TRUSTEE SERVICES CORPORATION, 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/she is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Seattle  
My commission expires: 5-16-07