

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
WOODRICH & ARCHER LLP  
P.O. Box 510 /40 Cascade Avenue, Suite 110  
Stevenson, WA 98648

**REAL ESTATE EXCISE TAX**

29022

APR - 7 2011

PAID

*exempt*

*Victor Chelland, Deputy*  
SKAMANIA COUNTY TREASURER

**TRUSTEE'S DEED**

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|                                   |  |
|-----------------------------------|--|
| Grantor (s):                      | Katy J. Archer P.C. A Washington Professional Corporation of Woodrich & Archer LLP, a Washington Limited Liability Partnership |
| Grantee (s):                      | KURT D. KRALL, A married Man dealing in his separate estate  |
| Additional Grantor(s) on page(s): |  |
| Additional Grantee(s) on page(s): |  |
| Abbreviated Legal:                | S29T3R8  |
| Additional Legal on page(s):      | 1 <i>6.S.</i>  |
| Assessor's Tax Parcel No.:        | 03 08 29 4 1 1000 00   |

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THE GRANTOR, Katy J. Archer P.C., a Washington Professional Corporation of Woodrich & Archer LLP, A Washington Limited Liability Partnership, as Successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to Kurt D. Krall, aka Kurtis D. Krall, A married man dealing in his separate estate, Grantee, that real property situated in the County of Skamania, State of Washington, described as follows:

A purchaser's interest in the following described tract:

Lot 6 of COLUMBIA HEIGHTS, according to the official Plat thereof on file and record at Page 136 of Book A of Plats, in the County of Skamania, State of Washington.

EXCEPT that portion thereof which lies within the 300 foot strip of land acquired by the United States of America for the BONNEVILLE COULEE NO. 1 and 2 transmission lines.

Skamania County Assessor  
Date 4/7/11 Parcel# 3-8-29-4-1-1000  
*6.S.*

Situate in the County of Skamania, State of Washington.

## 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 October 1, 2008 and recorded September 23, 2010 under Auditor's File No. 2010176469, records of Skamania County, Washington, from Lance Mello, A Single Man, as Grantor, to Skamania Title Company, as Trustee, to secure an obligation in favor of Kurt D. Krall, as Beneficiary. Katy J. Archer P.C. A Washington Professional Corproation, of Woodrich & Archer LLP, a Washington Professional Limited Liability Partnership, has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on September 29, 2010 under Skamania County, Washington Auditor's File Number 2010176503.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$100,000.00, with interest thereon, according to the terms thereof, in favor of Kurt D. Krall, 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 30-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. Kurt D. Krall, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor Trustee 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on September 23<sup>rd</sup>, 2010 recorded in the office of the Auditor of Skamania County, Washington a Notice of Trustee's Sale of said property under Auditor's File Number 2010177169.
7. The Successor Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the entrance/front steps of the Skamania County Courthouse, 240 Vancouver Avenue, City of Stevenson, State of Washington, a public place, at 10:00 a.m. on April 1, 2011, 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 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 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 to or served upon the Grantor or its successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Promissory Notes, Deed of Trust, Assignment of Rents, and Commercial Security Agreement 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 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 April 1, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$107,064.07, or 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.

11. This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantee concerning the Property and that the Trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his own due diligence investigation before electing to bid for the Property.

DATED this 7th day of April, 2011.

KATY J. ARCHER P.C  
a Washington Professional Corporation of  
WOODRICH & ARCHER LLP, a Washington  
Limited Liability Partnership,  
Successor Trustee


By 

Katy J. Archer, WSBA #24173, President  
P.O. Box 510 /40 Cascade Avenue, Suite 110  
Stevenson, WA 98648  
Telephone: (509) 427-5665

State of Washington    )  
                                      ) ss  
County of Skamania    )

I certify that I know or have satisfactory evidence that Katy J. Archer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the President Katy J. Archer P.C. A Washington Professional Corporation, and partner of Woodrich & Archer LLP, a Washington limited liability Partnership, and to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated: April 7, 2011.

  
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NOTARY PUBLIC  
Printed name:  
My appointment expires:

