

AFTER RECORDING RETURN TO:

Rorvik, David & Proteus Pension Plan & Trust
Attn: Foreclosure Department
c/o Lee Smart
1800 One Convention Place
701 Pike Street
Seattle, WA 98101-3929

SCC 32294

Cates, Danial Ray, 3060.1114291

REAL ESTATE EXCISE TAX

29275

OCT 24 2011

PAID

exempt
Victor C. Gelland, Jr.
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The GRANTOR, Bishop, White, Marshall & Weibel, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to Proteus Pension Plan & Trust, GRANTEE, that real property, situated in Skamania County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): 02053400060000 *(D)*

Abbreviated Legal: SE 1/4 Sec 34 T2N R5E

See attached Exhibit A for legal description

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 between Danial Ray Cates, a single man, as Grantor, to George W. McKallip, Jr. as Trustee, and Proteus Pension Plan & Trust as Beneficiary, dated February 18, 2005 recorded on February 22, 2005 as No. 2005156324. Said Deed of Trust was modified on December 3, 2009 under Auditor's File No. 2009174439.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Proteus Pension Plan & Trust and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED - 1

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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. Proteus Pension Plan & Trust 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 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 July 7, 2011 recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 2011178585.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance of the Skamania County Courthouse, 240 Vancouver Avenue, in the City of Stevenson, a public place on October 7, 2011 at 10:00 am 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 (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said

TRUSTEE'S DEED - 2

Deed of Trust remaining unpaid, on October 7, 2011, the date of sale, which was not less than 190 days before 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 \$238,624.39.

Dated: October 18th, 2011

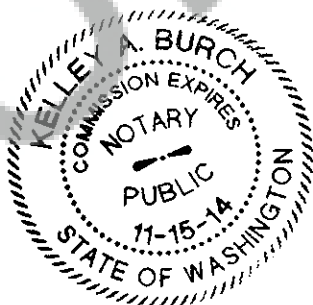
Bishop, White, Marshall & Weibel, P.S.

By [Signature]
William L. Bishop, Jr., President

State of Washington)
) ss:
County of King)

On this 18th day of October, 2011 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, White, Marshall & Weibel, P.S., 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 states that they are authorized to execute the said instrument.

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



[Signature]
Kelley A. Burch
Notary Public in and for the State of
Washington, residing at: Tacoma
My Commission Expires: 11-15-14

EXHIBIT 'A'

That portion of the West Half of the Southeast Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a 1" iron pipe with a brass disk marking the Southwest corner of said Section 34, as shown in recorded Survey Book 1, Page 247;

Thence South 89°30'12" East along the South line of said Section 34, a distance of 2813.30 feet to a found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "SWART 16929", marking the Southwest corner of Deed recorded in Book 130, Page 968;

Thence North 01°12'11" East along the West line of said West Half of the Southeast Quarter of said Section 34, a distance of 826.88 feet to the True Point of Beginning of this herein described parcel of land;

Thence continuing North 01°12'11" East along said West line, a distance of 497.58 feet to a found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "HAGEDORN", as shown in recorded Survey Book 1, Page 244 for the Southwest corner of Lot 11 and the Northwest corner of the Southwest Quarter of said Southeast Quarter of Section 34;

Thence continuing North 01°12'11" East along said West line, a distance of 301.03 feet to the centerline of Wentland Road;

Thence Easterly along said centerline, a distance of 69.73 feet on a curve to the right having a radius of 300.00 feet and a central angle of 13°19'04";

Thence continuing along said centerline North 88°20'00" East, a distance of 39.95 feet;

Thence continuing along said centerline, a distance of 68.03 feet on a curve to the left having a radius of 100.00 feet and a central angle of 37°50'00";

Thence continuing along said centerline North 48°30'00" East, a distance of 204.53 feet;

Thence continuing along said centerline, a distance of 42.20 feet on a curve to the left having a radius of 100.00 feet and a central angle of 24°10'36";

Thence North 36°24'42" East, a distance 64.72 feet;

Thence North 29°09'52" East, a distance of 100.90 feet to the North line of said Lot 11;

Thence South 80°20'00" East along said North line, a distance of 726.38 feet to the North line of Lot 12 of said "HAGEDORN" survey;

Thence North 80°40'00" East along said North line of Lot 12, a distance of 202.65 feet to a point on the East line of said West Half of the Southeast Quarter;

Thence South 01°11'49" West along said East line, a distance of 639.98 feet to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 34;

Thence North 89°28'13" West along the North line of said Southwest Quarter of the Southeast Quarter, a distance of 881.81 feet;

Thence South 01°12'11" West, a distance of 497.37 feet;

Thence North 89°29'55" West, a distance of 437.75 feet to the True Point of Beginning.

Skamania County Assessor

10-24-11 Parcel # 2-5-34-600