

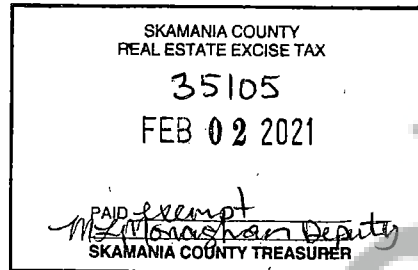
Skamania County, WA
Total: \$106.50
DEED
Pgs=4
02/02/2021 10:16 AM
Request of: LANDERHOLM, P.S.

2021-000399



AFTER RECORDING, RETURN TO:

LANDERHOLM, P.S.
805 BROADWAY STREET, SUITE 1000
VANCOUVER, WA 98660



APN 02053400060500
LOT 1 OF THE CLIFF SIDE S/P#2012-181867
.59AC BUILDABLE
Reference No. 2019-000079

Space Above for Recording Information Only

TRUSTEE'S DEED

The Present Successor Trustee, Landerholm, P.S., 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: Brian Hart and Candida Hart, husband and wife, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

See attached Exhibit "A"

Recitals:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon Trustee by that certain Deed of Trust between Diane F. Cates, Trustee, Cates Family Revocable Family Living Trust UTA dates November 2, 2017, as Grantor, to Clark County Title, as Trustee, and Tradesmen Electric, Inc., as Beneficiary, dated January 3, 2019, and recorded on January 22, 2019, under Auditor's File No. 2019-000079 records of Skamania County, Washington.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$50,127.31, according to the terms thereof, in favor of Tradesmen Electric, Inc., and to secure any other sums of money which might become due and payable under the terms of the 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, and the real property was not principally used for agricultural or farming purposes on the date of the Trustee's Sale.

TRUSTEE'S DEED - 1

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the Notice of Trustee's Sale of Commercial Loan 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 her successor in interest, on August 28, 2020, by First Class and Certified Mail/Return Receipt Requested and copies of the Notice were posted and/or served in accordance with the law on September 1, 2020.

5. Tradesmen Electric, Inc., being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Successor Trustee a written request directing the Trustee to sell the described property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on October 19, 2020, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of Commercial Loan of the property, under Auditor's No. 2020-002858, records of Skamania County, Washington. The described Notice of Trustee's Sale of Commercial Loan was transmitted to the Grantor, or her successor in interest, on October 19, 2020, by First Class and Certified Mail/Return Receipt Requested and copies of the Notice were posted and/or served in accordance with the law on October 19, 2020.

7. The Successor Trustee, in the "Notice of Trustee's Sale of Commercial Loan," fixed the place of sale as main entrance of the Skamania County Courthouse, 240 Vancouver Avenue, Stevenson, WA 98548, State of Washington, a public place, on January 22, 2021, at 11:00 o'clock a.m., and in accordance with law caused copies of the statutory "Notice of Trustee's Sale of Commercial Loan" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Successor Trustee caused a copy of the "Notice of Trustee's Sale of Commercial Loan" to be published once between the 35th and 28th days before the sale date and once between the 14th and 7th days before the sale date 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 his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note(s) and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of the 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.

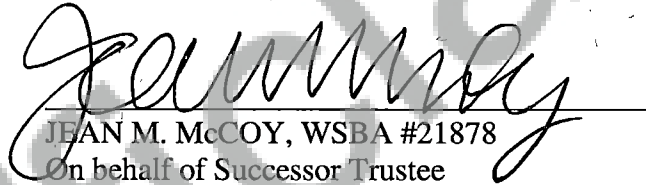
10. The defaults specified in the "Notice of Trustee's Sale of Commercial Loan" not having been cured eleven days prior to the date of Trustee's Sale and the obligation secured by the Deed of Trust remaining unpaid, on Friday, January 22, 2021, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee, through its

agent, then and there sold at public auction to the Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$63,850.11 by the satisfaction in full of the obligation then secured by the 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 regard to the number or gender of such words or expressions.

DATED this 27th day of January, 2021.

LANDERHOLM, P.S.


JEAN M. McCOY, WSBA #21878
On behalf of Successor Trustee

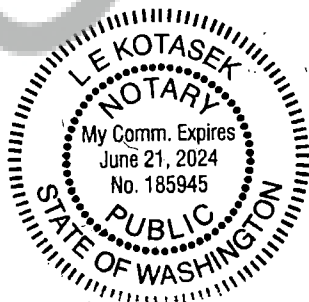
STATE OF WASHINGTON)

) ss.

County of Clark)

I certify that I know or have satisfactory evidence that JEAN M. MCCOY signed this instrument, on oath stated that she was authorized to execute this instrument and acknowledged it as the attorney for and a shareholder for Landerholm, P.S., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 27, 2021.





NOTARY PUBLIC for the State of Washington
Residing in the County of Clark
My Commission Expires: 6-21-24

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE CLIFF SIDE SHORT PLAT, IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, CLIFF SIDE SHORT PLAT, RECORDED UNDER AUDITOR FILE NO. 2012181867, SKAMANIA COUNTY, WHICH IS MONUMENTED BY A YELLOW PLASTIC CAP ON A 5/8" REBAR; THENCE ALONG THE WEST SIDE OF SAID LOT 2 NORTH 01°12'11" EAST, A DISTANCE OF 289.58 FEET; THENCE ALONG THE WEST SIDE OF LOT 1 OF SAID SHORT PLAT NORTH 01°12'11" EAST, A DISTANCE OF 208.00 FEET TO A WHITE PLASTIC CAP ON 5/8" REBAR AND THE POINT OF BEGINNING; THENCE NORTH 01°12'11" EAST, A DISTANCE OF 301.03 FEET TO THE CENTERLINE OF WANTLAND ROAD, AS DESCRIBED IN BOOK 74, PAGE 570, SKAMANIA COUNTY RECORDS; THENCE ALONG SAID CENTERLINE ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 13°19'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°40'28" EAST 69.58 FEET; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 69.73 FEET; THENCE ALONG SAID CENTERLINE NORTH 86°20'00" EAST TANGENT TO SAID CURVE, A DISTANCE OF 39.95 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ALONG SAID CENTERLINE A DISTANCE OF 68.03 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 37°50'00"; THENCE ALONG SAID CENTERLINE NORTH 48°30'00" EAST TANGENT TO SAID CURVE, A DISTANCE OF 204.53 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE A DISTANCE OF 42.00 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 24°10'36"; THENCE NORTH 36°24'42" EAST, A DISTANCE OF 64.72 FEET TO A POINT WHICH IS MONUMENTED BY A YELLOW PLASTIC CAP ON A 5/8" REBAR; THENCE NORTH 29°09'52" EAST, A DISTANCE OF 100.90 FEET; THENCE SOUTH 80°19'57" EAST, A DISTANCE OF 385.67 FEET TO THE LINE COMMON TO LOT 1 AND LOT 4 OF SAID CLIFF SIDE SHORT PLAT; THENCE ALONG SAID LINE SOUTH 45°29'14" WEST, A DISTANCE OF 203.55 FEET; THENCE ALONG SAID LINE SOUTH 63°19'42" WEST, A DISTANCE OF 505.53 FEET; THENCE ALONG SAID LINE SOUTH 89°28'13" EAST, A DISTANCE OF 218.88 FEET; THENCE ALONG SAID LINE SOUTH 01°12'12" WEST, A DISTANCE OF 143.29 FEET; THENCE SOUTH 80°51'51" WEST, A DISTANCE OF 444.94 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 2/1/21 Parcel# 2-8-34-605