

141349

BOOK 210 PAGE 986

After Recording Return To:
Federal National Mortgage Association
C/o Bank of America
101 East Main Street, Suite 400
Louisville, KY 40232-5140

FILED FOR RECORD
SKAMANIA CO. WASH.
BY SKAMANIA CO. TITLE

JUN 11 2 44 PM '01

Laury
AUDITOR
GARY M. OLSON
ESTATE EXCISE TAX

Sup. 11-1-00
Updated to
11/1/01
Signed
Noted

21575
JUN 11 2001

File No.: 7445.20335/Nielsen, Jack G. and Sandra E.
Servicer Loan No.: 0023105034

Trustee's Deed

The GRANTOR, Northwest Trustee Services, LLC, as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Federal National Mortgage Association, as GRANTEE, all real property (the property), situated in the County of Skamania, State of Washington, described as follows:

Tax Parcel No.: 03-09-14-2-1101-00

A part of Lot 3 Oregon Lumber Company Subdivision, according to the Recorded Plat thereof recorded in Book A of Plats Page 29, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows: Lot 1 of the Evergreen Park Short Plat, recorded in Book 3 of Short Plats, Page 121, Skamania County Records.

RECITALS:

Gary H. Martin, Skamania County Assessor
Date 6/11/01 Parcel # 3-9-14-2-1101

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Jack G. Nielsen and Sandra E. Nielsen, husband and wife, as Grantor, to Skamania County Title Company, as Trustee, and Mortgage One, Inc., an Oregon corporation, Beneficiary, dated 06/22/99, recorded 06/30/99, under Auditor's/Recorder's No. 135593, records of Skamania County, Washington and subsequently assigned to Nationsbank Mortgage Corporation under Skamania County Auditor's/Recorder's No. 135594, Book 190 Page 931.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$92,200.00 with interest thereon, according to the terms thereof, in favor of Mortgage One, Inc., an Oregon corporation and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. BA Mortgage LLC (a Wholly Owned Subsidiary of Bank of America NA) successor in interest by merger of Nationsbank Mortgage Corporation, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor 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 Grantor, in compliance with the terms of the Deed of Trust, executed and on 02/26/01, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 140417 Book 207, page 12.
7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue, City of Stevenson, State of Washington a public place, at 10:00 o'clock

a.m., and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note 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 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 06/01/01, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$77,399.09 (cash) (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).

DATED: June 7, 2001

GRANTOR
Northwest Trustee Services, LLC

By [Signature]
Associate Member

STATE OF WASHINGTON)

COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Member of Northwest Trustee Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 0-7-01

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 2-15-05

[Signature]
Dolores L. SanNicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Kent
My commission expires 02/16/05