

148715

BOOK 242 PAGE 441

After Recording Return To:
Federal National Mortgage Association
C/o Countrywide Home Loans, Inc.
400 Countrywide Way, Mailstop SV35
Simi Valley, CA 93065-6298

FILED
SKAMANIA COUNTY WASH
BY SKAMANIA CO. TITLE

MAY 12 12 05 PM '03

Clawny
J. MICHAEL STEVISON

Original
Issued to
Signature
Noted

REAL ESTATE EXCISE TAX

22994
MAY 12 2003

PAID *Clawny*
SKAMANIA COUNTY TREASURER

File No. 7021.23332/Baney, Gary R.
1843828

Trustee's Deed

The GRANTOR, Northwest Trustee Services, PLLC, as present Trustee under the 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. 02-07-20-3-4-2500-00

Lot 25 of Block 8 of Plat of relocated North Bonneville, as recorded in Book B of Plats at Page 16, under Auditors File No. 93466, also recorded in Book B of Plats at Page 32, under Auditors File No. 84429, records of Skamania County, State of Washington.

Gary H. Martin, Skamania County Assessor

RECITALS:

Date 5-12-03 Parcel # 02-07-20-3-4-2500-00

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust ("Deed of Trust") between Gary R. Baney, an unmarried man, as Grantors, to Skamania County Title Company, as Trustee, and America's Wholesale Lender aka Countrywide Home Loans, Inc., as Beneficiary, dated 05/20/98, recorded 05/29/98 under Auditor's/Recorder's No. 131723, records of Skamania County, Washington.

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 \$61,750.00 with interest thereon, according to the terms thereof, in favor of America's Wholesale Lender aka Countrywide Home Loans, 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 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. Countrywide Home Loans, Inc. being then the holder of the indebtedness secured by the Deed of Trust as the nominee/agent of Grantee, delivered to the Grantor a written request directing the Grantor to sell the 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 01/30/03, 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. Book: 236, Page 328.

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, in the 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 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" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by the Deed of Trust remaining unpaid, on 05/02/03, 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 Grantee, the highest bidder therefor, for the sum of \$53,070.35 (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: May 9, 2003

GRANTOR
Northwest Trustee Services, PLLC*

By [Signature]
Associate Manager
*Northwest Trustee Services, PLLC was formerly known
as Northwest Trustee Services, LLC

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

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 Manager of Northwest Trustee Services, PLLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 9, 2003

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 2-16-05

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