

FILED FOR RECORD AT REQUEST OF:

REAL ESTATE EXCISE TAX

JPMorgan Chase Bank as Trustee  
9350 Waxie Way  
San Diego, CA 92123

14208  
SEP 02 2004

PAID EXEMPT

*Audrey Tabari, Deputy*  
SKAMANIA COUNTY TREASURER

TS. No.: F040548-CR / WA  
Title Order No.: 4510488

Loan No.: 0435025929 / 0002

94285

TRUSTEE'S DEED

THE GRANTOR, **LAWYERS TITLE INSURANCE CORPORATION**, as present Trustee 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: **JPMorgan Chase Bank as Trustee**, GRANTEE, that real property, situated in the County of **Skamania**, State of Washington, described as follows:

*Page 4 Full Legal*  
SEE EXHIBIT A ATTACHED HERETO AND MADE APART HEREOF  
APN No. 03073514090000

*LOT 4 Obman Rock Creek TTS*  
The foreclosure sale described herein was conducted in the name of Mortgage Electronic Registration Systems, Inc. as nominee for JP Morgan Chase Bank as Trustee.

Gary H. Martin, Skamania County Assessor

Date 9-2-04 Parcel # 3-1-35-1-4-900

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 **DAVID GILDERSLEEVE AND JOANNE GILDERSLEEVE, HUSBAND AND WIFE**, as Grantor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary, dated 11/14/2002, Recorded on NOVEMBER 19, 2002, INSTRUMENT NO. 146655, BK 232, PG 590, records of **Skamania**, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$274,500.00** with interest thereon, according to the terms thereof, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC** 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 Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative

## TRUSTEE'S DEED

TS #: F040548-CR / WA  
Loan #: 0435025929 / 0002

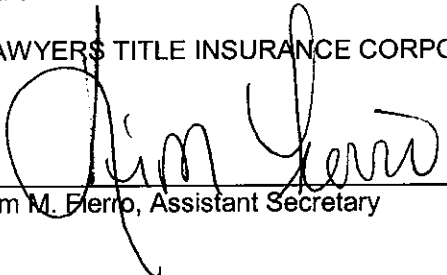
- the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, a copy of said Notice was posted or served in accordance with law.
5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, being that the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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, Recorded on NOVEMBER 19, 2002, INSTRUMENT NO. 146655, BK 232, PG 590 in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property which was Recorded on 05/04/2004, as Instrument # 2004152834, book # -, page # -.
  7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE, 240 VANCOUVER AVENUE, STEVENSON, WA., a public place, on 08/06/2004 at 10:00AM, 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 between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh 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 in 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.
  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 eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on 08/06/2004, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest therefore, the property hereinabove described, for the sum of \$237,268.28, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

TRUSTEE'S DEED

TS #: F040548-CR / WA  
Loan #: 0435025929 / 0002

Dated: 08/20/2004

LAWYERS TITLE INSURANCE CORPORATION

  
\_\_\_\_\_  
Kim M. Fierro, Assistant Secretary

STATE OF California

)  
) ss.  
)

COUNTY OF Orange

On this day, before me, the undersigned a Notary Public, in and for said county, personally appeared Kim M. Fierro, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

GIVEN under my hand and official seal this 20 day of Aug, 200 4.

Tina Suihkonen, NOTARY PUBLIC in and for the State of California, residing at Orange County.

My commission expires: 7-13-2005



  
\_\_\_\_\_

Exhibit A

PARCEL I

Lot 4, IMAN ROCK CREEK TRACTS, according to the plat thereof, recorded in Book "A" of plats, page 118, records of Skamania County, Washington.

PARCEL II

All of that portion of the vacated street lying North of said Lot 4 (being 50 feet wide), and the West of the East line of said Lot 4, inuring thereto by reason the vacation thereof. Also be a deed recorded in Book 109, page 815, Skamania County Deed Records.

Gary H. Martin, Skamania County Assessor

Date 9-2-04 Parcel # 3-7-35-1-4-900

*G.H.M.*