

REAL ESTATE EXCISE TAX

FILED FOR RECORD AT REQUEST OF:

FIRST AMERICAN TITLE INSURANCE COMPANY
INTEGRATED LENDER SERVICES
14320 FIRESTONE BLVD.
SUITE 303
LA MIRADA, CA 90638

24749
MAR 15 2005
PAID exempt
by deputy
SKAMANIA COUNTY TREASURER

Trustee Sale # 57651 Loan # 452321 Title Order # 2405296

Abbreviated Legal:

TRUSTEE'S DEED

THE GRANTOR, **FIRST AMERICAN TITLE INSURANCE COMPANY**, 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, F/K/A CHASE MANHATTAN TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE U/A DATED AS OF MARCH 1, 2000, GRANTEE**, that real property, situated in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of the Northwest Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington; said point being North 00 degrees 44' 39" East 1931.19 feet from the Southwest corner of said Northwest Quarter of Section 27; thence North 89 degrees 56' 37" East parallel to the South line of the said Northwest Quarter of Section 27, 920.09 feet; thence North 00 degrees 44' 39" East parallel to the West line of said Northwest Quarter of Section 27, to a point on the North line of said Northwest Quarter, 782.09 feet, more or less; thence North 89 degrees 05' 15" West 920.00 feet, more or less, to the Northwest corner of said Northwest Quarter of Section 27; thence South 00 degrees 44' 39" West along the West line of said Northwest Quarter of Section 27, 797.65 feet, more or less, to the point of beginning.
EXCEPTING THEREFROM, that strip of land 300 feet in width, taken by Declaration of Taking, recorded February 6, 1939 in Book 27, Page 319, Skamania County Deed Records.

APN No. 02-05-27-0-0-0705-00

Gary H. Martin, Skamania County Assessor

Date 3/15/05 Parcel # 2-5-27-705
C.S.

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 **LARRY R. SHORT AND LYNNETTE M. SHORT, HUSBAND AND WIFE, AS JOINT TENANTS**, as Grantor, to **SKAMANIA COUNTY TITLE COMPANY**, as Trustee, and **OAKWOOD ACCEPTANCE COPORATION**, as Beneficiary, dated 05/12/1999, Recorded on 5/17/1999 as Instrument No. 135171 in Book No. 189 on Page No. 368 Together with a certain 1998 Goldenwest Manufactured Home, 60x41, serial

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No. GWOR23N18841, Make:Golden West Homes, Model: GM60004K, 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 \$140,732.67 with interest thereon, according to the terms thereof, in favor of JPMORGAN CHASE BANK, F/K/A CHASE MANHATTAN TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE U/A DATED AS OF MARCH 1, 2000
3. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
4. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
5. 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 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.
6. JPMORGAN CHASE BANK, F/K/A CHASE MANHATTAN TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE U/A DATED AS OF MARCH 1, 2000, 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.
7. 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 10/25/2004 as instrument No. 2004154932 in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property.
8. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as The main entrance to the Skamania County Courthouse, 240 Vancouver Ave., Stevenson, WA, a public place, on 01/28/2005 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.
9. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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- 10. 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.
- 11. 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 01/28/2005, 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 \$123,500.00, 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.

Dated: 01/28/2005

FIRST AMERICAN TITLE INSURANCE COMPANY

Manuela Delatorre
Manuela Delatorre, Assistant Secretary

STATE OF CALIFORNIA)
 COUNTY OF Orange) ss.

On this day personally appeared before me Manuela Dela Torre, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of March, 2005.

Elizabeth B. Mills, NOTARY PUBLIC in and for the State of CALIFORNIA,
 residing at Orange, CA

My commission expires: 10-25-2005



DOC # 2005156581
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