

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

REAL ESTATE EXCISE TAX

24834
APR 15 2005
PAID W/empt
Vicki Clelland, Asst
SKAMANIA COUNTY TREASURER

SE 12 27413

File No. 7021.24605/Williams, Teresa H. and Estes, Gary W.
36181720

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., 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 Home Loan Mortgage Corporation, as GRANTEE, all real property (the "Property"), situated in the County of Skamania, State of Washington, described as follows:

Tax Parcel No. 02-05-27-0-0-0405-00

Lot 9 of River Edge Acres, according to the recorded Plat thereof, recorded in Book "B" of Plats, Page 96, in the County of Skamania, State of Washington.

Gary H. Martin, Skamania County Assessor
Date 4-15-05 Parcel # 2-5-27-405
GHM

RECITALS:

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 Teresa H. Williams, an unmarried woman and Gary W. Estes, an unmarried man, as Grantors, to Skamania Title, as Trustee, and Town Center Bank, as Beneficiary, dated 10/27/03, recorded 11/03/03 under Auditor's/Recorder's No. 150998, records of Skamania County, Washington (and subsequently assigned to Countrywide Document Custody Services, a Division of Treasury Bank, N.A. under Skamania County Auditor's/Recorder's No. 151812.
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 \$174,500.00 with interest thereon, according to the terms thereof, in favor of Town Center Bank 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 01/05/05, 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. 2005155809.

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 04/08/05, 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 \$153,000.00 (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: April 13, 2005

GRANTOR
Northwest Trustee Services, Inc.

By 
Assistant Vice President
Northwest Trustee Services, Inc. is successor by merger to
Northwest Trustee Services, PLLC (formerly known as
Northwest Trustee Services, LLC)

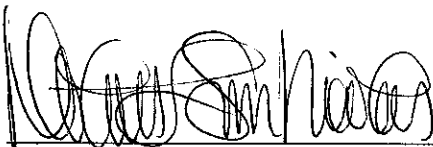
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

Jeff Stenman

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 Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 13, 2005

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY — • — PUBLIC
MY COMMISSION EXPIRES 02-16-09


Dolores L. SanNicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Renton
My commission expires 02/16/09