

RECORDING REQUESTED BY:

Doc # 2007165838
Page 1 of 2
Date: 04/26/2007 10:54A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$33.00

AND WHEN RECORDED MAIL TO: **REAL ESTATE EXCISE TAX**
CitiFinancial Mortgage Company, Inc.
14415 S. 50th Street, Suite 100
Phoenix, AZ 85044
26944
APR 26 2007

Forward Tax Statements to the address given above

TS #: WA-06-70118-CM
Loan #: 20-0051-0252126
TITLE ORDER #: 3180215

PAID *exempt*
SC 29342
SKAMANIA COUNTY TREASURER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

A.P.N.: 02-05-30-0-0-1310-00

TRANSFER TAX:

The Grantee Herein Is The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$280,075.32
The Amount Paid By The Grantee Was \$268,900.00
Said Property Is In The City Of WASHOUGAL, County of SKAMANIA

Skamania County Assessor
Date 4/26/07 Parcel# 2-5-30-1316

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

CITIFINANCIAL INC BY CITIFINANCIAL MORTGAGE COMPANY INC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of SKAMANIA, State of Washington, described as follows:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 4 OF THE DAVID L. SIMES SHORT PLAN, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 166, SKAMANIA COUNTY RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **THOMAS PEARSON AND REBECCA PEARSON HUSBAND AND WIFE** as Trustor, dated 3/7/2006 of the Official Records in the office of the Recorder of SKAMANIA, Washington under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 3/9/2006, instrument number 2006160791, Book xxx, Page xxx of Official records. Trustee having complied with all applicable statutory requirements of the State of Washington and performed all duties required by the Deed of Trust including sending a Notice of Sale by certified mail, postage pre-paid to each person entitled to notice, as provided in Chapter 61.24 RCW.

TRUSTEE'S DEED UPON SALE

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All requirements per Washington Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 4/20/2007. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$268,900.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 4/23/2007

**QUALITY LOAN SERVICE CORPORATION OF
WASHINGTON**

By: _____

Tony Rodriguez

**State of California } ss.
County of San Diego }**

On 4/23/2007 before me, **Earl D. Hopida**, personally appeared **Tony Rodriguez** personally known to me (or proved 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 the instrument.

WITNESS my hand and official seal.

Signature _____

Earl D. Hopida

(Seal)

