

Doc # 2007167814
Page 1 of 2
Date: 09/27/2007 11:30A
Filed by: GINGER TOWNSEND
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$41.00

RECORDING REQUESTED BY:
CALIFORNIA UNION PROPERTY
After recording, return to:
CALIFORNIA UNION PROPERTY
1562 TULLY ROAD SUITE A
MODESTO, CA 95350

REAL ESTATE EXCISE TAX

21269
SEP 27 2007

Forward Tax Statements to
Address listed above

PAID exempt
by deputy
SKAMANIA COUNTY TREASURER

File No.: 2007 - 2045

Skamania County Assessor
Date 9-27-07 Parcel# 03073644010000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

The GRANTOR, RECONTRUST COMPANY, N.A., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to CALIFORNIA UNION PROPERTY, as GRANTEE, all real property (the property), situated in the county of Skamania, state of Washington, described as follows:

Tax Parcel No.: 03 07 36 4 4 0100 00

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 TOWNSHIP 3 NORTH RANGE 7 EAST OF THE WILLIAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON DESCRIBED AS FOLLOWS BEGINNING AT A POINT MARKING THE INTERSECTION OF THE OLD SURVEY OF STRAWBERRY ROAD WITH THE SOUTH LINE OF STEVENSON PARK ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF SAID POINT BEING 1,370.27 FEET NORTH AND 1,095.2 FEET EAST OF THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D L C WITH THE SOUTH LINE OF THE SAID SECTION 36 THENCE S 29 DEGREES 19' E 135.6 FT THENCE S 81 DEGREES 10' E 165 FT THENCE N 143.6 FT THENCE W 231.9 FT TO THE POINT OF BEGINNING EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT RECORDED IN BOOK 53 PAGE RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between NIKOLE R BEACOCK, A SINGLE WOMAN, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMP, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Beneficiary, dated 07/12/2004 recorded 07/16/2004, under Auditor's/Recorder's No. 2004153750, records of Skamania County, Washington and subsequently assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-3 under Skamania County Auditor's/Recorder's No. 2006161622.

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 \$116,000.00 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 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 the law.

5. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF IMPAC
Form wa_trstded (01/02)

5. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-3, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the 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 03/01/2007, 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. 2007-165197.

7. The grantor, in the "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, at 10:00 o'clock, 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-second and twenty-eighth day before the date of sale, and once between the eleventh and 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 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 09/14/2007, 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 said Grantee, the highest bidder therefore, for the sum of \$140,000.00(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).

RECONTRUST COMPANY, N.A.

DATED: September 19, 2007

State of: California
County of: Ventura

BY: _____

GULSHAN OOMERJEE, Manager

On 9-19-07 before me G. Hernandez, notary public, personally appeared Heide Courten, 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 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.

G. Hernandez

