

When recorded, return to:
Alexander S. Kleinberg
Eisenhower & Carlson PLLC
1201 Pacific Avenue, Suite 1200
Tacoma, WA 98402

Document Title: Trustee's Deed
Grantor: Eisenhower & Carlson, PLLC
Grantee: West Coast Bank
Legal Description: Lot 2 of Crest View Short Plat
Reference No.: 2006164042, 2008169745
Tax Parcel No.: 01050500110400

REAL ESTATE EXCISE TAX

27825

OCT 21 2008

PAID *exempt*
Vicki Cleveland, Permits
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The Grantor, Eisenhower & Carlson, PLLC, the successor trustee under the Deed of Trust, as hereinafter particularly described, hereby grants and conveys, WITHOUT WARRANTY, to West Coast Bank, Grantee, that real property situated in the County of Skamania, State of Washington:

A Tract of land in Section 5, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Lot 2 of the Crest View Short Plat recorded in Auditor File No. 2006162894, Skamania County Records.

Skamania County Assessor
Date *10/29/08* Parcel# *1-S-5-1104*

Recitals

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1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the trustee by that certain Deed of Trust between Mikel McClaskey, as Grantor, to Clark County Title, as former Trustee, and West Coast Bank as Beneficiary, dated November 28, 2006, recorded December 11, 2006 as File No. 2006164042 in the records of Skamania County, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note of even date, according to the terms thereof, in favor of West Coast 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 described Deed of Trust provides the real property conveyed herein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and covenants of the Grantor, as set forth in the 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, and a copy of the Notice was posted upon the premises in accordance with law.

5. West Coast Bank, being then the holder of the indebtedness secured by the Deed of Trust, delivered to Eisenhower & Carlson, PLLC, the successor trustee, a request directing the trustee to sell the described property in accordance with law and under the terms of the Deed of Trust.

6. The default specified in the "Notice of Default" not having been cured, the trustee, in compliance with the terms of the Deed of Trust, executed on June 25, 2008 and recorded on June 27, 2008 at the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of the property as File No. 2008170287.

7. The trustee, in the "Notice of Trustee's Sale", fixed the place of sale as the Skamania County Courthouse, Stevenson, Washington, a public place, at 10:00 a.m. on October 10, 2008, and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all other persons entitled thereto and posted the premises ninety days before the sale; further, the trustee caused a copy of the "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 sale in a legal newspaper in each county in which the property or any part thereof is situated and further, included with this Notice, which was transmitted or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's 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 by Chapter 61.24 RCW.

10. This Trustee's Deed is subject to any applicable redemption rights afforded the United States under federal law.

11. The default specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date for the Trustee's Sale and the obligation secured by the Deed of Trust remaining unpaid on October 10, 2008, 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 the Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$576,600.00.

DATED this 17th day of October, 2008.

EISENHOWER & CARLSON, PLLC
Successor Trustee


By: 
Terrence J. Donahue, Member

STATE OF WASHINGTON)
) ss.
County of Pierce)

I certify that I know or have satisfactory evidence that Terrence J. Donahue is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as a Member of Eisenhower & Carlson, PLLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 17th day of October, 2008.

NICOLE FREY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-08-11


Signature of Notary Public
Nicole Frey
Name of Notary Public
NOTARY PUBLIC
1-8-11
My Appointment Expires