

**AFTER RECORDING RETURN TO:**

Fanuk Human Resources  
29030 SW Town Center Loop East #202  
Wilsonville, OR 97070

**SEND TAX STATEMENTS TO:**

Fanuk Human Resources  
29030 SW Town Center Loop East #202  
Wilsonville, OR 97070

**REAL ESTATE EXCISE TAX**

27901  
FEB 02 2009

PAID EXEMPT  
*Shirley K. Roberts*  
SKAMANIA COUNTY TREASURER

**TRUSTEE'S DEED**

Abbreviated Legal: Lot 39 Skamania Highlands  
Tax Parcel Number(s): 02-05-19-2-0-0100-00

Skamania County Assessor  
Date 2-2-09 Parcel# 02-05-19-2-0-0100-00  
Jm

THIS INDENTURE, made this 16<sup>th</sup> day of January, 2009, between Stephen E. Blackman, Esq., hereinafter called Trustee, and Fanuk Human Resources, hereinafter called the Beneficiary;

The true and actual consideration for this conveyance is \$242,343.41.

**RECITALS:** Gerald R. Cunningham and Wendy L. Cunningham, as Grantor, executed and delivered to Stewart Title of Western Washington, as Trustee, for the benefit of Beneficiary, a certain trust deed dated May 10, 2007, duly recorded on May 18, 2007, in the mortgage records of Skamania County, Washington, Document No.: 2007166165 (the "Trust Deed"). An Appointment of Successor Trustee appointing Stephen E. Blackman, Successor Trustee dated August 11, 2008, was recorded on August 18, 2008, in the mortgage records of Skamania County, Washington, as Document No. 2008170785. In the Trust Deed the real property therein and hereinafter described was conveyed by Grantor to Trustee to secure, among other things, the performance of certain obligations of Grantor to Beneficiary. Grantor thereafter defaulted in performance of the obligations secured by the Trust Deed as stated in the Notice of Default hereinafter mentioned, and such default still existed at the time of the sale hereinafter described.

By reason of default, Beneficiary declared all sums so secured immediately due and owing. At least 30 days prior to the Notice of Trustee's Sale being recording, a written Notice of Default was transmitted to the Borrower/Grantor, pursuant to RCW 61.24.030(7). A Notice of Trustee's Sale containing an election to sell the real property and to foreclose the Trust Deed by advertisement and sale to satisfy Grantor's obligations was recorded on October 20, 2008, in the mortgage records of Skamania County, Washington, as Document No.: 2008171251 (the "Notice of Sale").

After recording the Notice of Sale, the undersigned Trustee gave notice of the time for and place of sale of the real property as fixed by the Trustee and required by law. Copies of the Notice of Sale, meeting the requirements of RCW 61.24.040(1)(f) were posted and mailed by both first class and certified mail with return receipt requested, to the last-known addresses of the persons or their legal representatives, if any, named in RCW 61.24.040(1), at least 90 days before the date the property was sold. The Trustee published a copy of the Notice of Sale in the Skamania County Pioneer, a newspaper of general circulation in Skamania County, once on or between the 35<sup>th</sup> and 28<sup>th</sup> day before the sale date and once between the 14<sup>th</sup> and 7<sup>th</sup> day before the sale. The undersigned Trustee has no actual notice of any person, other than the persons named in those affidavits as having or claiming a lien on or interest in the real property, entitled to notice pursuant to 61.24.040(1).

The undersigned Trustee on January 16, 2009, at the hour of 10:30 a.m., in accord with the standard of date and time established by RCW 61.24.040(5) and at the place so fixed for sale, in full accordance with the laws of the state of Washington and pursuant to the powers conferred upon the Trustee by the Trust Deed, sold the real property in one parcel at public auction to the Beneficiary for the sum of \$242,343.41, the Beneficiary being the highest and best bidder at the sale and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of the Beneficiary's bid of the sum owing to Beneficiary, and by the authority vested in Trustee by the laws of the State of Washington and by the Trust Deed, Trustee does hereby convey unto Beneficiary all interest which Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed, together with any interest the Grantor or Grantor successors in interest acquired after the execution of the Trust Deed in and to the real property described as follows:

Lot 39 SKAMANIA HIGHLANDS, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 140 in the County of Skamania, State of Washington.

TO HAVE AND TO HOLD the same unto Beneficiary, heirs, successors in interest and assigns forever.

In construing this instrument and whenever the context so requires the singular includes the plural; the word "Grantor" includes any successor in interest to Grantor, as well as each and all other persons owing an obligation, the performance of which is secured by the Trust Deed; the word "Trustee" includes any successor trustee; the word "Beneficiary" includes any successor in interest of the Beneficiary first named above; and the word "person" includes a corporation and any other legal or commercial entity.

///

///

Grantor hereby certifies that any valid requests for information under RCW 61.24.045 have been responded to within the time allowed by the statute.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document.

  
\_\_\_\_\_  
STEPHEN E. BLACKMAN, Trustee

STATE OF OREGON     )  
                                  ) ss  
County of Multnomah    )

This instrument was acknowledged before me on January 16, 2009 by Stephen E. Blackman, Trustee.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON



**EXHIBIT "A"**

Lot 39 SKAMANIA HIGHLANDS, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 140 in the County of Skamania, State of Washington.

Unofficial  
Copy