

Filed for Record at Request of:
Mark J. Rosenblum
Eisenhower & Carlson, PLLC
1201 3rd Ave., Suite 1650
Seattle, WA 98101

REAL ESTATE EXCISE TAX

27905
FEB 03 2009

PAID *EXEMPT*
Alfred J. Kline Deputy
SKAMANIA COUNTY TREASURER

| | |
|-------------------------|-------------------------------|
| Document Title | TRUSTEE'S DEED |
| Grantor(s) | EISENHOWER & CARLSON, PLLC |
| Grantee(s) | WEST COAST BANK |
| Legal Description | Lot 4 of Crestview Short Plat |
| Additional Description | Page 1 |
| Reference Number(s) | 2006164339 |
| Assessor's Property Tax | 01-05-05-0-0-1106-00 |
| Parcel/Account Number | |

Skamania County Assessor
Date *2-3-09* Parcel *1-5-5-1106*

TRUSTEE'S DEED

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

LOT 4 OF CRESTVIEW SHORT PLAT, RECORDED IN BOOK "4" OF SHORT PLATS, PAGE 34, UNDER AUDITOR'S FILE NO. 2006162894, RECORDS OF SKAMANIA COUNTY, WASHINGTON. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AGATE LANE, AS SHOWN ON THE FACE OF THE PLAT.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said trustee by that certain Deed of Trust between Brenda F. Lex, as Grantor, to West Coast Bank, as Beneficiary, dated December 21, 2006, recorded December 29, 2006, as No. 2006164339, in the Records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$710,500.00 with interest thereon, 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 said 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 said Notice was posted upon the premises in accordance with law.

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

6. The default specified in the "Notice of Default" not having been cured, the trustee, in compliance with the terms of said Deed of Trust, executed on August 8, 2008, and recorded on August 13, 2008, in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as No. 2008170748.

7. The trustee, in his aforesaid "Notice of Trustee's Sale" fixed the place of sale at the Skamania County Courthouse, at 240 Vancouver Avenue in the City of Stevenson, Washington, a public place, at 10:00 a.m. on December 5, 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 at the premises ninety days before the sale; further, the trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh 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 said 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 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 Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on December 5, 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 the subject real property at public auction to said Grantee, the highest bidder therefor, the

property hereinabove described for the sum of \$276,000.00, which was a portion of the obligation outstanding secured by the Deed of Trust.

DATED this 30th day of January 2009.

EISENHOWER AND CARLSON, PLLC
Successor Trustee

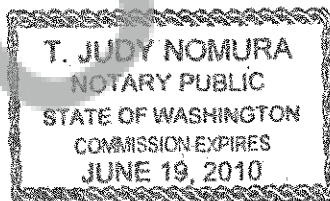
By: Mark J. Rosenblum
Mark J. Rosenblum

Its: Member

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 30th day of January 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark J. Rosenblum as a Member of Eisenhower and Carlson, PLLC, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above-written.



Printed name: T Judy Nomura

NOTARY PUBLIC in and for the State of Washington
Residing at Renton, Washington
My Commission Expires: June 19, 2010