

RETURN ADDRESS

Jessie Crawford  
Nellie Belsinger Crawford  
1201 Main St.  
Vanc WA 98660

REAL ESTATE EXCISE TAX

27934  
FEB 25 2009

Please print neatly or type information  
Document Title(s)

Trustee's Deed

PAID exempt  
Vickie Clelland, Deputy  
SKAMANIA COUNTY TREASURER

Reference Number(s) of related documents:

United Roofing & Siding Inc.

Additional Reference #'s on page \_\_\_\_\_

Grantor(s) (Last, First and Middle Initial)

United Roofing & Siding Inc.

Additional grantors on page \_\_\_\_\_

Grantee(s) (Last, First and Middle Initial)

Ed White IRA

Additional grantees on page \_\_\_\_\_

Legal Description (abbreviated form: i.e. lot, block plat or section, township, range, quarter/quarter)

lot 8 Rivers Edge plat BK B, 1996

Additional legal is on page 2  
Skamania Co.

Assessor's Property Tax Parcel/Account Number

02052700040400

2-5-27-404  
65

Additional parcel #'s on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

After Recording Return to:  
Cassie N. Crawford  
Nellor Retsinas Crawford  
1201 Main St.  
Vancouver, WA 98686  
(360) 695-8181

### TRUSTEE'S DEED

Grantor United Roofing and Siding, Inc., through its Trustee Cassie N. Crawford under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Grantee Ed Waite IRA that real property, situated in the County of Skamania, State of Washington, described as follows:

LOT 8 OF THE RIVER EDGE ACRES, according to the recorded Plat thereof, recorded in Book "B", Page 96, Skamania County, Washington. APN 02052700040400

Skamania County Assessor

#### RECITALS:

Date 2/25/07 Parcel 2-5-27-404  
65

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated June 25, 2004 (as may be amended), recorded July 6, 2004, under Auditor's File Number 2004153589, together with that certain Deed of Trust dated January 24, 2006, recorded on January 25, 2006 (as may be amended), recorded as Auditor File Number 2006160341, records of Skamania County, State of Washington from United Roofing and Siding, Inc. as Grantor to Cassie N. Crawford as substituted Trustee, to secure an obligation in favor of Note Buyers, LLC who was the original Beneficiary or, due to assignment is not the current Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the original sum of \$150,000 (2006160341) and \$59,050 (2004153589), respectively, with interest thereon, according to the terms thereof, in favor of Note Buyers, LLC 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 that the real property conveyed therein is not used principally for agriculture or farming purposes.
4. Default having occurred in the obligations secured and/or 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 or served in accordance with law.
5. Beneficiary Rick Haddock (assignee), being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on January 24, 2006, and June 25, 2004, respectively, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale at 240 Vancouver, Avenue, Stevenson, Washington, a public place, at 10am, and in accordance with 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 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; and further, included with this notice, which was transmitted to 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 provide in Revised Code of Washington, Chapter 61.24 et seq.
10. The defaults in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 13, 2009, 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 Ed Waite IRA, the highest bidder therefore, the property hereinabove described, for the sum of \$130,136.42 (collectively) cash or by the satisfaction in full of

the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

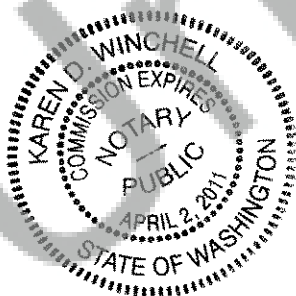
DATED: 2/23/09

Cassie N. Crawford  
Cassie N. Crawford

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

On this day personally appeared before me Cassie N. Crawford to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd  
day of February, 2009.



Karen D. Winchell  
NOTARY PUBLIC in and for the State  
of Washington  
Residing in Vancouver  
Expiration: 4/2/2011