

Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY

REAL ESTATE EXCISE TAX

AND WHEN RECORDED MAIL TO:
AMERICAN HOME MORTGAGE SERVICING
ATTN: REO DEPARTMENT
4600 REGENT BLVD., SUITE 200
IRVING, TX 75063

28079

JUN 2 2009

PAID *excerpt*
Vicki Chelland Opde
SKAMANIA COUNTY TREASURER

SCR 30886

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. T09-44498-WA
Loan No. 0084340090
Order No. 3975541

TRUSTEE'S DEED

The GRANTOR, **FIRST AMERICAN TITLE INSURANCE COMPANY**, as present Trustee 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: **Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1**, GRANTEE, that real property, situated in the County of SKAMANIA, State of Washington, described as follows:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 01°23'49" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 268.31 FEET; THENCE NORTH 88°12'57" WEST PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 704.59 FEET TO THE CENTER OF A PRIVATE ROAD, MORE PARTICULARLY DESCRIBED ON SHORT PLAT AUDITOR FILE NO. 82512, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTHERLY ALONG SAID ROAD EASEMENT TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, THENCE SOUTH 88°35'38" EAST 655.37 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT1 OF THE SHORT PLAT RECORDED IN BOOK1 OF SHORT PLATS, PAGE 43, SKAMANIA COUNTY RECORDS.

APN No. 02-05-20-0-0-0101-00 AUP

Skamania County Assessor
Date 6/2/09 Parcel# 02-05-20-0-0-0101-00

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 WILLIAM STURDEVANT AND PAMELA STURDEVANT, HUSBAND AND WIFE, as Grantor, to SKAMANIA COUNTY TITLE COMPANY, as Trustee, and ARGENT MORTGAGE COMPANY, LLC, as Beneficiary, dated 12-22-2005, recorded 12-29-2005, as Instrument No. 2005160048, in Book/Reel, Page/Frame, records of SKAMANIA County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$290,000.00 with interest thereon, according to the terms thereof, in favor of ARGENT MORTGAGE COMPANY,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 agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the 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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

TRUSTEE'S DEEDT.S. No. **T09-44498-WA**Loan No. **0084340090**

5. Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, 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" have not been cured, the Trustee, in compliance with the terms of said Deed of Trust.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," executed and recorded on **02-19-2009**, in the office of the Auditor of **SKAMANIA** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **2009172082**, fixed the place of sale as, **THE MAIN ENTRANCE TO THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVENUE, STEVENSON, WASHINGTON**, a public place, on **05-22-2009** at 10:00 AM, 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in 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.
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 in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **05-22-2009**, 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 said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of **\$208,000.00**, 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.

DATED: May 28, 2009

FIRST AMERICAN TITLE INSURANCE COMPANY

Address of Trustee:

FIRST AMERICAN TITLE INSURANCE COMPANY
C/O CR TITLE SERVICES INC.

PO BOX 16128

TUCSON, AZ 85732

Phone: 877-576-0472



Maria De La Torre, Asst. Sec.

State of California

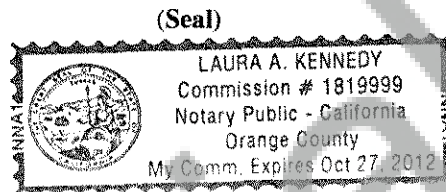
County of Orange

On 6-1-09 before me, Laura A. Kennedy, (name and title of the officer), personally appeared MARIA DE LA TORRE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledgement 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.

I certify under **PENALTY OR PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



Unofficial Copy