

RECORDING REQUESTED BY:  
RECONTRUST COMPANY  
After recording, return to:  
RECONTRUST COMPANY  
400 COUNTRYWIDE WAY SV-35

SIMI VALLEY, CA 93065  
Forward Tax Statements to  
Address listed above  
File No.: 2009 - 55443

**REAL ESTATE EXCISE TAX**

28275

OCT 26 2009

PAID *exempt*  
*Vicki Chelland, Treasurer*  
SKAMANIA COUNTY TREASURER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

126499

**Trustee's Deed**

The GRANTOR, RECONTRUST COMPANY, N.A., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as GRANTEE, all real property (the property), situated in the county of Skamania, state of Washington, described as follows:

Tax Parcel No.: 96 000038000000

lot 38 northwoods. see exhibit a for full legal. *am*

**RECITALS:**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between TIM G. LEATHERMAN AND NICOLE M. LEATHERMAN, HUSBAND AND WIFE, as Grantor, to SKAMANIA COUNTY TITLE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Beneficiary, dated 12/22/2004 recorded 12/28/2004, under Auditor's/Recorder's No. 2004155764, records of Skamania County, Washington.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$60,800.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 06/10/2009, recorded in the office of the Auditor

of Skamania County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 2009173094.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as At the main entrance to the Skamania County Courthouse, 240 Vancouver Ave., Stevenson, WA 98648, a public place, at 10:00 o'clock, and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in Interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the 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 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 09/11/2009, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$61,269.33(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

RECONTRUST COMPANY, N.A.

DATED: September 14, 2009

State of: California

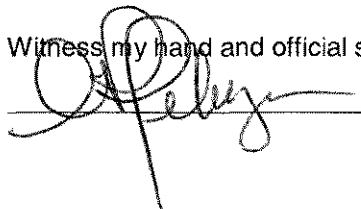
County of: Ventura

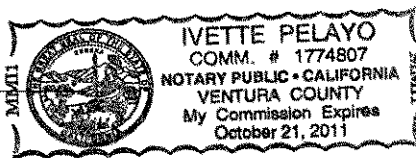
BY: 

G. Hernandez, Assistant Secretary

On SEP 25 2009 before me Ivette Pelayo, notary public, personally appeared G. Hernandez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged 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.

Witness my hand and official seal.





## EXHIBIT A

LOT 38, AS SHOWN ON THE PLAT AND SURVEY ENTITLED RECORDED OF SURVEY FOR WATER FRONT RECREATION, INC., DATED MAY 16, 1974, ON FILE AND RECORD UNDER AUDITOR FILE NO. 77523 AT PAGE 449 OF BOOK 'J' OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY, WASHINGTON; TOGETHER WITH AN APPURTENANT EASEMENT AS ESTABLISHED IN WRITING IN SAID PLAT, FOR THE JOINT USE OF THE AREAS SHOWN AS ROADWAYS ON THE PLAT. SUBJECT TO RESERVATION BY THE UNITED STATES OF AMERICA IN APPROVED SELECTION LIST NUMBER 259 DATED MARCH 4, 1953, AND RECORDED SEPTEMBER 4, 1953, AT PAGE 23 OF BOOK 52 OF DEEDS, AUDITOR FILE NO. 62114, RECORDS OF SKAMANIA COUNTY AS FOLLOWS: "...THE PROVISIONS, RESERVATIONS, CONDITIONS, AND LIMITATIONS OF SECTION 24, FEDERAL POWER ACT OF JUNE 10, 1920, AS AMENDED...AND THE PRIOR RIGHT OF THE UNITED STATES, ITS LICENSEES AND PERMITTEES TO USE FOR POWER PURPOSES THAT PART WITHIN POWER PROJECTS NO. 2071, 2111, AND 264."

Skamania County Assessor  
Date 9/30/09 Parcel 96-00003800 0000  
10/26/09 *jm*