

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

**M&T Bank**  
**1 Fountain Plaza**  
**Buffalo, NY 14203**

Attn: Chris Zeis  
Forward Tax Statements to the address given above

**REAL ESTATE EXCISE TAX**

28376  
JAN 19 2010

TS #: WA-09-300283-SH  
TITLE ORDER #: 090518323-WA-GNO  
Investor No. 0012045241

PAID EXEMPT  
Audrey Tekoni Deputy  
SKAMANIA COUNTY TREASURER  
PLACE ABOVE THIS LINE FOR RECORDER'S USE

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 02-05-19-0-0-0401-00

TRANSFER TAX: \$0.00

127504  
The Grantee Herein Is The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$306,759.46  
The Amount Paid By The Grantee Was \$227,995.88  
Said Property Is In The City Of WASHOUGAL, County of SKAMANIA

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

**M&T Bank**  
Skamania County Assessor  
Date 1-19-2010 Parcel# 2-5-19-401  
Jm

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of SKAMANIA, State of Washington, described as follows:

**THE EAST HALF OF THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE NORTH 660 FEET; THENCE EAST 1,320 FEET; THENCE SOUTH 660 FEET; THENCE WEST 1,320 FEET TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 30 FEET OF SAID TRACT RESERVED FOR PUBLIC ROAD PURPOSES. EXCEPT ROAD NO. 13780, KNOWN AND DESIGNATED AT NEWQUIST ROAD. EXCEPT THAT PORTION LYING WITHIN SKYE ROAD.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **BRIAN PHELPS, AN UNMARRIED MAN** as Trustor, dated 1/8/2007, and recorded on 1/12/2007 as instrument number 2007164487 of the Official Records in the office of the Recorder of SKAMANIA, Washington under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Sale recorded on 9/18/2009, instrument number 2009173931, Book xxx, Page xxx of Official records. Trustee having complied with all applicable statutory requirements of the State of Washington and performed all duties required by the Deed of Trust including sending a Notice of Sale by certified mail, postage pre-paid to each person entitled to notice, as provided in Chapter 61.24 RCW.

**TRUSTEE'S DEED UPON SALE**TS #: **WA-09-300283-SH**Loan #: **0012045241**Order #: **090518323-WA-GNO**

All requirements per Washington Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **1/8/2010**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$227,995.88**, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **1/12/2010****QUALITY LOAN SERVICE CORPORATION OF  
WASHINGTON**

By: \_\_\_\_\_

**Seth Ott, Assistant Secretary**

State of California)  
County of San Diego)

On 1/13/2010 before me, **Elizabeth Penaflorida** a notary public, personally appeared **Seth Ott**, 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 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.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**Elizabeth Penaflorida**

(Seal)

