

AFTER RECORDING, RETURN TO:

Brian R. Heurlin
Heurlin, Potter, Jahn, Leatham & Holtmann, P.S.
P.O. Box 611
Vancouver, WA 98666-0611

REAL ESTATE EXCISE TAX

28739

SEP - 7 2010

PAID *Exempt*
Vicki Chelland
SKAMANIA COUNTY TREASURER

5000 31524

Space above this line reserved for Recorder's use

TRUSTEE'S DEED

Grantor: John W. Crawford; Deborah A. Crawford; Thomas J. Crawford; Veronica Crawford
Trustee: Heurlin, Potter, Jahn, Leatham & Holtmann, P. S.
Beneficiary: Riverview Community Bank
Deed of Trust dated July 12, 2006 and recorded July 21, 2006
Auditor's Filing No.: 2006162395
Abbreviated Legal: Lot(s) 3 of SP2-144
Tax Account No.: 02053000151600 *AMP*

The Grantor herein, HEURLIN, POTTER, JAHN, LEATHAM & HOLTSMANN, P.S., as successor Trustee under those certain Deeds of Trust, as hereinafter particularly described, grants and conveys without warranty, to Riverview Community Bank, as Grantee, that real property situated in the County of Skamania, State of Washington, described as follows:

See Attached Exhibit A

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 John W. Crawford; Deborah A. Crawford; Thomas J. Crawford; Veronica Crawford as Grantor, to Riverview Services, Inc., as original Trustee, and Riverview Community Bank, as Beneficiary, recorded on July 21, 2006, under Auditor's File No. 2006162395, records of Skamania County, Washington (collectively, hereinafter the "Deed of Trust").

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$122,250.00 with interest thereon, according to the terms thereof; in favor of Grantee 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty day advance Notice of Default was transmitted to the Grantor, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Beneficiary, being then the holder of the indebtedness secured by said Deed of Trust (or the representative thereof), delivered to said Trustee a written request directing the sale of 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 May 12, 2010, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 20101754.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale at the Skamania County Superior Courthouse, 240 Vancouver Avenue, City of Stevenson, Washington, a public place, at 10:00 a.m., on August 27, 2010, 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 ninety days before the sale; further, the Trustee 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, was 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.

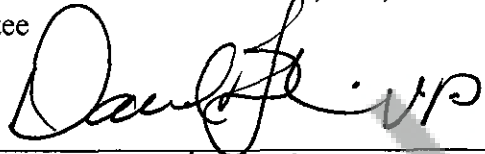
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the Notice of Trustee's Sale not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on August 27, 2010, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation then secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$80,000.00.

Dated this 27 day of August, 2010.

HEURLIN, POTTER, JAHN,
LEATHAM & HOLTSMANN, P.S.,
Trustee

By


David D. Jahn, Vice President

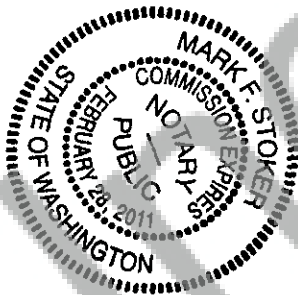
STATE OF WASHINGTON)


: ss.

County of Clark)

I certify that David D. Jahn appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it as Vice President of Heurlin, Potter, Jahn, Leatham & Holtmann, P.S. to be the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27 day of August, 2010.




NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: 2/28/2011

EXHIBIT A

A tract of land in the Southwest Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, County of Skamania, State of Washington. More Particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 30; Thence North $00^{\circ}47'51''$ East along the East line of the said Southwest Quarter of the Southwest Quarter 450 feet to the True Point of Beginning; Thence North $89^{\circ}12'13''$ West 332.3 feet; Thence North $00^{\circ}47'47''$ East 285 feet; Thence South $89^{\circ}12'13''$ West 332.3 feet, more or less, to said East line of the Southwest Quarter of the Southwest Quarter; Thence South $00^{\circ}47'51''$ West 285 feet to the Point of Beginning.

Also described as Lot 3 of Jack Bell Short Plat No. 1, recorded in Book 2, Page 144, of Skamania County Short Plat Records.

TOGETHER WITH AND SUBJECT TO an easement 60 feet in width on, over and along Taylor Road, a private road as shown on said JACK BELL SHORT PLAT NO.1, for ingress, egress, and utility purposes and an easement on, over and across the the Northerly 30 feet of said Lot 3, for ingress egress and utility purposes.

Skamania County Assessor

Date 9/7/2010 Parcel# 2-5-30-1516