

Filed for Record at Request of:

Oseran Hahn Spring Straight & Watts, P.S.
Attention: Melinda Nordby
10900 NE Fourth Street #850
Bellevue WA 98004

131411
SKAMANIA COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. Trustee's Deed	
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 1. 2006163474 2. 2010176214 3. 2010176418 Additional reference numbers are on page _____ of document.	
GRANTOR(S): 1. Michel Stern Additional names on page _____ of document.	REAL ESTATE EXCISE TAX 28919
GRANTEE(S): 1. George Feiss (2/3) 2. Ronald Johnson (1/6) 3. Robert Roblee (1/6) Additional names on page _____ of document.	JAN 18 2011 PAID <u>exempt</u> <u>Michel Stern</u> SKAMANIA COUNTY TREASURER
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) Gov. Lots 1 & 2, S 31 T 7N R 5E; Skamania County, WA Full legal description is on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 07050000610000, 07050000620300 (N)	
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

TRUSTEE'S DEED

The GRANTOR, Michel Stern, 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 George Feiss (2/3), Ronald Johnson (1/6) and Robert Roblee (1/6), GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

PARCEL 1: GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 7, NORTH,
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON.

PARCEL 2: GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 7, NORTH,
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON.

RECITALS:

Skamania County Assessor
Date 1-18-11 Parcel# 7-5-6100
7-5-6203

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust recorded October 25, 2006, as No. 2006163474, between Mark J. Emter as Grantor(s), to Michel Stern as Successor Trustee, and George Feiss (2/3), Ronald Johnson (1/6) and Robert Roblee (1/6), as Beneficiary, dated October 23, 2006, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) or other obligation(s) in the sum of \$300,000.00 with interest thereon, according to the terms thereof, in favor of George Feiss (2/3), Ronald Johnson (1/6) and Robert Roblee (1/6) 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 made 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. George Feiss (2/3), Ronald Johnson (1/6) and Robert Roblee (1/6) being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the 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 on October 23, 2006, and recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as No. 2010176418.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue, a public place, 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 ninety 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 with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's obligation 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 31, 2010, 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 \$152,722.87 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

DATED this 3 day of January, 2011.

Michel Stern

Michel Stern
Successor Trustee

STATE OF WASHINGTON }

: ss.

COUNTY OF KING }

On this day personally appeared before me Michel Stern to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of January, 2011.

Melinda Nordby
Print Name Melinda Nordby
NOTARY PUBLIC in and for the State of
Washington, residing at Shoreline
My Commission Expires: 10/19/13

