

WHEN RECORDED MAIL TO:

CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE, MS 314
O FALLON MO 63368-2240

REAL ESTATE EXCISE TAX



290000

MAR 24 2011

Sen 31801

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. XXXXXXXXXXXX0211
T.S. No. 1281956-12
Parcel No. 01050800090

PAID

EXEMPT

Sudney Tahmi Deputy
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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:
CITIFINANCIAL, INC.

Grantee

that real property, situated in the County of SKAMANIA, State of Washington, described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN MORE COMPLETELY DESCRIBED IN 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
ANNA L. HENDERSON AND ROBERT T. HENDERSON, WIFE AND HUSBAND

as grantor to CLARK COUNTY TITLE, as trustee and CITIFINANCIAL, INC., as Beneficiary, dated October 11, 2001, recorded October 16, 2001, as No. 142615 in Book/Reel 215, Page/Frame 789-793, records of SKAMANIA County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$203,871.53 with interest thereon, according to the terms thereof, in favor of CITIFINANCIAL, INC.
and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED, Con't

Loan No: XXXXXXXXXXXX0211

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3. The described Deed of Trust provides that the real property conveyed 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 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.

5. CITIFINANCIAL, INC. 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 premises.

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 October 27, 2010, recorded in the office of the Auditor of SKAMANIA County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.2010-176712.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 240 NW VANCOUVER AVENUE, WASHOUGAL, WASHINGTON, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with 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, 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 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 11, 2011, 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 \$121,758.69 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

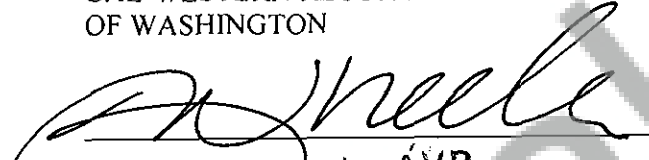
TRUSTEE'S DEED, Con't

Loan No: XXXXXXXXXXXX0211

T.S. No: 1281956-12

Dated: March 11, 2011

CAL-WESTERN RECONVEYANCE CORPORATION
OF WASHINGTON


Yvonne J. Wheeler, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

On **MAR 16 2011** before me, Rosalyn Hall,
a Notary Public, personally appeared Yvonne J. Wheeler, 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

(Seal)

Signature 



EXHIBIT A

PARCEL I

A tract of land located in the Southwest Quarter of the Northeast Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of the said Section 8: Thence East along the North line of said subdivision 575 feet; Thence South 230 feet; Thence West parallel to the North line of said subdivision 575 feet to intersection with the Quarter Section line; Thence North 230 feet to the Point of Beginning.

EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY DEED RECORDED UNDER BOOK 60, PAGE 350.

ALSO EXCEPT A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

Beginning at a $\frac{5}{8}$ " iron rod making the Quarter corner between Sections 5 and 8 as noted in a "Land Corner Record" filed in Book 161 of deeds, page 708, Skamania County Auditors Records; thence South $01^{\circ} 31' 00''$ West along the West line of the Northeast Quarter of Section 8, for a distance of 1298.00 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 8, said point being the Northwest corner of the Thompson Tract, as described in Deed book 63, page 614, Skamania County Auditors Records; Thence North $89^{\circ} 50' 42''$ East, along the North line of the Thompson Tract and along the North line of the Southwest Quarter of the Northeast Quarter, for a distance of 575.00 feet to the Northeast corner of the Thompson Tract; Thence South $01^{\circ} 31' 00''$ West, 230.00 feet to the Southeast corner of the Thompson Tract and the True Point of Beginning; Thence South $89^{\circ} 50' 42''$ West along the South line of the Thompson Tract, 320.00 feet to a $\frac{5}{8}$ " iron rod as set in a 1998 Hagedorn Incorporated Survey; Thence North $77^{\circ} 35' 13''$ East, 329.56 feet to a $\frac{5}{8}$ " iron rod (1998 Hagedorn, Inc. Survey) on the East line of the Thompson Tract; Thence South $01^{\circ} 31' 00''$ West, 70.00 feet to the True Point of Beginning.

PARCEL II

A portion of the Southwest Quarter of the Northeast Quarter of Section 8, Township 1 North, Range 5 East, in the County of Skamania, State of Washington, described as follows:

Beginning at a $\frac{5}{8}$ " iron rod marking the Quarter corner between Sections 5 and 8 as noted in a land corner record filed in book 161, of deeds, page 708, Skamania County Auditors Records; Thence South $01^{\circ} 31' 00''$ West, along the West line of the Northeast Quarter of Section 8, for a distance of 1298.00 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 8, said point being the Northwest corner of the Thompson Tract as described in Deed book 63, page 614, Skamania County Auditors Records; Thence North $89^{\circ} 50' 42''$ East, along the North line of the Thompson Tract and along the North line of the Southwest Quarter of the Northeast Quarter, for a distance of 575.00 feet to the Northeast corner of the Thompson Tract; Thence South $01^{\circ} 31' 00''$ West, 230.00 feet to the Southeast corner of the Thompson Tract; Thence South $89^{\circ} 50' 42''$ West, along the South line of the Thompson Tract, 320.00 feet to a $\frac{5}{8}$ " iron rod as set in a 1998 Hagedorn, Incorporated Survey and the True Point of Beginning of the tract to be described; Thence South $66^{\circ} 10' 00''$ West, 144.53 feet to a $\frac{5}{8}$ " iron rod (1998 Hagedorn, Inc. Survey); thence South $21^{\circ} 00' 00''$ East, 120.00 feet to a $\frac{5}{8}$ " iron rod (1998 Hagedorn, Inc. Survey); Thence South $47^{\circ} 00' 00''$ West, 15.00 feet to a $\frac{5}{8}$ " iron rod on the Northeasterly right of way line of the Belle Center County Road as conveyed to Skamania County as described in book 60 of Deeds, page 350; Thence following said Northeasterly right of way line, along the arc of a 925 foot radius curve to the right, (the radial bearing of which is North $51^{\circ} 40' 07''$ East), through a central angle of $06^{\circ} 02' 32''$, for an arc distance of 97.55 feet to a point opposite Engineer's Station 83+50 and 30 feet right thereof; Thence North $57^{\circ} 42' 39''$ East, 5.00 feet to a point 35 feet right of Engineer's Station 83+50; Thence along the arc of a 920 foot radius curve to the right through a central angle of $05^{\circ} 59' 58''$, for an arc distance of 96.34 feet to a point opposite Engineer's Station 84+50 and 35 feet right thereof; Thence South $63^{\circ} 42' 37''$ West, 5.00 feet to a point 30 feet right of Engineer's Station 84+50; thence along the arc of a 925 foot radius curve to the right though a central angle of $01^{\circ} 06' 22''$, for an arc distance of 17.86 feet to a point opposite Engineer's Station PT 84+80.71 and 30 feet right thereof; Thence North $26^{\circ} 17' 23''$ West, 8.93 feet to the South line of the Thompson Tract; Thence leaving said Northeasterly right of way line, North $89^{\circ} 50' 42''$ East, 211.65 feet to the True Point of Beginning.

Skamania County Assessor

Date 3-24-11 Parcel# 1-5-8-901

[Signature]