

FILED FOR RECORD AT REQUEST OF:

Liberty International LLC  
PO Box 69  
Gervais, OR 97026

**REAL ESTATE EXCISE TAX**

29138  
JUL 18 2011

PAID EXEMPT  
*Audrey Akemi Depina*  
SKAMANIA COUNTY TREASURER

*See 3155*  
Trustee Sale No.: F11-00021 WA Loan No.: Carson Mineral Hot Springs LLC Title Order No.: 4322072

**TRUSTEE'S DEED**

1ST AM

THE GRANTOR, **Michelle R. Ghidotti, Esq.**, 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: **Liberty International, LLC, a Washington limited liability company**, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

See Attached Exhibit "A"

APN No.: 03-08-21-0-0-0200-00; 03-08-21-0-0-0200-06; 03-08-21-0-0-0200-04; 03-08-21-0-0-0202-00; 92002460; 03-08-21-0-0-0301-00; 03-08-21-0-0-0301-04; 03-08-21-0-0-0500-00; 03-08-21-0-0-0500-04; 03-08-21-3-0-2500-00; 03-08-21-3-0-2500-04 *(D)*

**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 **Carson Mineral Hot Springs, LLC, a Washington limited liability company**, as Grantor, to **Skamania County Title Company**, as Trustee, and **Fairway Commercial Mortgage Corporation**, an Oregon corporation, as Beneficiary, dated 05/17/2006, recorded on 05/17/2006 as Document No. 2006161628, records of Skamania, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$1,750,000.00 with interest thereon, according to the terms thereof, in favor of **Fairway Commercial Mortgage Corporation, an Oregon corporation** 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, a copy of said Notice was posted or served in accordance with law.
5. **Liberty International, LLC, a Washington limited liability company**, being the current holder of the indebtedness secured by said Deed of Trust, delivered to the below said Trustee a written request directing said Trustee or her authorized agent to sell 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, recorded on 03/30/2011, as Instrument # 2011177975 in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property.

Trustee Sale No.:F11-00021 WA Loan No.:Carson Mineral Hot Springs LLC Title Order No.:4322072

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance to the Superior Courthouse, 240 Vancouver Avenue, Stevenson, WA, a public place, on 07/01/2011 at 10:00AM, 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 90 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 in 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.
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 obligations secured by said Deed of Trust remaining unpaid, on 07/01/2011, 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 therefore, the property hereinabove described, for the sum of \$2,682,482.47, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Dated: 07/13/2011

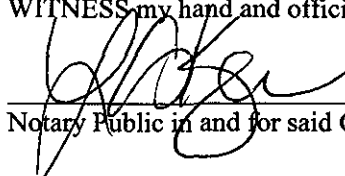
  
 Michelle R. Ghidotti, Esq.  
 5400 Canillon Point  
 Kirkland, WA 98033

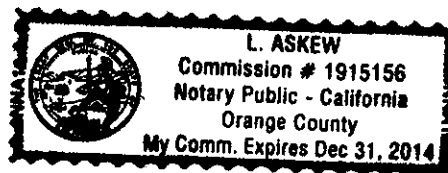
STATE OF CALIFORNIA }  
 COUNTY OF ORANGE } SS.

On 7/13/11 before me, L. Askew, a notary public personally appeared, Michelle R. Ghidotti, Esq., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

  
 Notary Public in and for said County and State



## EXHIBIT 'A'

**PARCEL I**

The East Half of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

1. That portion conveyed to Pacific Northwest Pipeline, by instrument recorded March 20, 1956 in Book 41, Page 280, Skamania County Deed Records.
2. That portion conveyed to the State of Washington by instrument recorded January 4, 1980 in Book 78, Page 294, Skamania County Deed Records. Also recorded November 4, 1988 in Book 111, Page 779, Skamania County Deed Records.
3. Lot 1 of the R.M. Hegewald Short Plat, recorded in Book 3 of Plats, Page 49, Skamania County Records.
4. That portion conveyed to Skamania County Cemetery by instrument recorded August 9, 1984 in Book 83, Page 794, Skamania County Deed Records.

**PARCEL II**

A tract of land in the Southeast quarter of the Southeast quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the R.M. Hegewald Short Plat, recorded in Book 3 of Short Plats, Page 49, Skamania County Records.

CONTINUED

Skamania County Assessor  
 Date 7-18-11 Parcel# 3-8-21-200  
 (B) 3-8-21-200-06  
 3-8-21-200-04  
 3-8-21-202  
 92662460  
 3-8-21-301  
 3-8-21-301-04  
 3-8-21-500  
 3-8-21-500-04  
 3-8-21-3-2500  
 3-8-21-3-2500-04

**PARCEL III**

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North  $01^{\circ}05'47''$  East, along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 1,249.67 feet to the Northwest corner of said Northwest quarter of the Southeast Quarter; thence North  $01^{\circ}05'47''$  East, along the West line of the Southwest quarter of the Northeast quarter of said Section 21, a distance of 450.00 feet; thence South  $88^{\circ}30'04''$  East a distance of 50.00 feet; thence South  $01^{\circ}05'47''$  West a distance of 470.15 feet; thence South  $88^{\circ}30'04''$  East a distance of 369.36 feet; thence North  $01^{\circ}30'04''$  East a distance of 700.00 feet to the East line of the Northwest quarter of the Southeast quarter of said Section 21; thence South  $01^{\circ}30'32''$  West, along the East line of said Northwest quarter of the Southeast Quarter, a distance of 1,145.23 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence North  $88^{\circ}30'04''$  West, along the South line of said Northwest quarter of the Southeast quarter, a distance of 1,320.72 feet to the Point of Beginning.

EXCEPT for that portion lying within the right of way of Shipherd Springs Road.

**PARCEL IV**

The East half of the Southeast quarter of the Northwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

**PARCEL V**

The East half of the Southwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom that portion Platted as Hot Springs Subdivision

EXCEPT that portion conveyed to Skamania County by instrument recorded January 28, 1983, in Book 81, Page 935.

Skamania County Assessor  
 Date 7-18-11 Parcel# 3-8-21-200  
 3-8-21-200-06  
 3-8-21-200-04  
 3-8-21-200  
 92002460  
 3-8-21-301  
 3-8-21-301-04

3-8-21-500  
 3-8-21-500-04  
 3-8-21-3-2500  
 3-8-21-3-2500-04