

**RECORDING REQUESTED BY:**

**RECONTRUST COMPANY**

After recording, return to:  
**RECONTRUST COMPANY**  
400 National way  
SIMI VALLEY, CA 93065

**REAL ESTATE EXCISE TAX**

29279

OCT 25 2011

Forward Tax Statements to  
Address listed above

PAID

EXEMPT

*Timothy O. Todd*  
SKAMANIA COUNTY TREASURER

File No.: 2011 - 1897

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Trustee's Deed**

133658

The GRANTOR, RECONTRUST COMPANY, N.A., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as GRANTEE, all real property (the property), situated in the county of Skamania, state of Washington, described as follows:

Tax Parcel No.: 01-05-11-1-0-0200-00

PART OF SECTION 11, TOWNSHIP 1 N, RANGE 5 E OF THE WILLIAMETTE MERIDIAN,  
SKAMANIA COUNTY, WA (PLEASE SEE ATTACHED EXHIBIT A FOR FULL DISCLOSURE)

Skamania County Assessor

Date 10-25-11 Parcel# 1-5-11-1-0-200

ym

**RECITALS:**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between ADAM YAPP, AND, AND RHONDA YAPP, HUSBAND AND WIFE, as Grantor, to LANDSAFE TITLE OF WASHINGTON, as Trustee, and COUNTRYWIDE BANK, FSB, Beneficiary, dated 04/10/2008 recorded 04/30/2008, under Auditor's/Recorder's No. 2008169742, records of Skamania County, Washington and subsequently assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP under Skamania County Auditor's/Recorder's No. 2011178056.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$310,500.00 with interest thereon, according to the terms thereof, in favor of COUNTRYWIDE BANK, FSB and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, being then the holder of the indebtedness

secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 06/16/2011, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 2011178467.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as At the main entrance to the Skamania County Courthouse, 240 Vancouver Ave., Stevenson, WA 98648, a public place, at 10:00 o'clock, 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 90 days before the sale; further, the Grantor 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in Interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 10/14/2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$260,214.21 (cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED: 10/19/11  
October 17, 2011  
 State of: California  
 County of: VENTURA

RECONTRUST COMPANY, N.A.

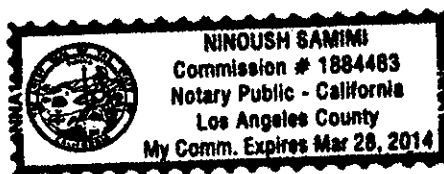
BY: [Signature] 10/19/11

G. Hernandez, Assistant Vice President

On OCT 19 2011 before me NINOUSH SAMIMI, notary public,  
 personally appeared G. HERNANDEZ, personally known to  
 me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
 subscribed to 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.

Witness my hand and official seal.

[Signature]  
 NINOUSH SAMIMI



## EXHIBIT "A"

The land referred to in this Guarantee is situated in the State of Washington, County of Skamania, and is described as follows:

All that portion of the Northwest quarter of the Northeast quarter of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying South of the South line of State Highway 14, North of the North line of Riverside Drive and East of the East line of that tract conveyed to John A. McGee and Naomi R. McGee by Warranty Deed recorded in Book 61, page 169.

Skamania County Assessor  
Date 10-25-11 Parcel# 1-5-11-1-0-200  
*ym*