

REAL ESTATE EXCISE TAX

When recorded, mail to:

SPRINGLEAF FINANCIAL SERVICES
601 N.W. 2ND STREET
EVANSVILLE, IN 47708

29340
MAY 14 2012
PAID Exempt
by default
SKAMANIA COUNTY TREASURER

Trustee's Sale No: WA-AGF-11011689

TRUSTEE'S DEED

THE GRANTOR, PEAK FORECLOSURE SERVICES OF WASHINGTON, INC., 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: SPRINGLEAF FINANCIAL SERVICES OF WASHINGTON, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC., GRANTEE, that real property, situated in the County of SKAMANIA, State of WASHINGTON, described as follows:

LOT 2 OF THE RODGERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN BOOK 'B' OF PLATS, PAGE 36, IN THE COUNTY OF SKAMANIA,
STATE OF WASHINGTON.

Tax Parcel No: 03-08-17-4-02-1200. ^{Im}
Skamania County Assessor
Date 5-14-12 Parcel 03-08-17-4-0-1200
Im

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 dated 10/4/2007, recorded in Auditor's/Recorder's No. 2007167892, records of SKAMANIA County, Washington, from ROBERT W. ONEAL, AN UNMARRIED MAN, as Grantor, to AMERICAN GENERAL FINANCIAL SERVICES, as Trustee, in favor of AMERICAN GENERAL FINANCIAL SERVICES, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of 86402.85, with interest thereon, according to the terms thereof, in favor of AMERICAN GENERAL FINANCIAL SERVICES 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 his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. SPRINGLEAF FINANCIAL SERVICES OF WASHINGTON, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee 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 and on January 25, 2012 recorded in the office of the Auditor/Recorder of SKAMANIA county, a "Notice of Trustee's Sale" of said property under Recording No. 2012179930.
- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAMANIA COUNTY COURTHOUSE, a public place, at 240 VANCOUVER AVE., STEVENSON, WA, 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 on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or 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 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 May 4, 2012, 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 therefor, the property hereinabove described, for the sum of \$45,000.00.

DATED: 5/8/2012

PEAK FORECLOSURE SERVICES OF WASHINGTON, INC.

By *Lilian Solano*
LILIAN SOLANO, TRUSTEE SALE OFFICER

STATE OF California)
) ss.
COUNTY OF Los Angeles)

On 5/8/2012, before me Jonny Dahinten, a Notary Public, personally appeared Kelli J. Espinoza, 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.

Kelli J. Espinoza
NOTARY PUBLIC

