

AFTER RECORDING RETURN TO:

JPMorgan Chase Bank NA
Attn: Foreclosure Department
7301 Baymeadows Way
Jacksonville, FL 32256
S 32649

Miller, Brian D. , 3062.1214061

REAL ESTATE EXCISE TAX

30083
MAY 20 2013
PAID exempt
Nickel Chelland, Deputy
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The GRANTOR, Bishop, White, Marshall & Weibel, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to The Bank of New York Mellon f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2, GRANTEE, that real property, situated in Skamania County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): 03081740160100

Abbreviated Legal: SE 1/4 of SEC 17 TWN 3N, R 8E of Willamette Meridian

A tract of land in the Southeast Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of said Section 17; thence North 30 feet; thence East 30 feet; thence North 1,248.05 feet; thence East 208.50 feet to the true point of beginning; thence North 104.25; thence East 208.5 feet; thence south 104.5 feet; thence West 208.5 feet to the true point of beginning.

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 Brian D Miller,

TRUSTEE'S DEED - 1

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Skamania County Assessor
Date 5-20-13 Parcel# 3-8-17-4-0-1601
ym

A Single Person, as Grantor, to Skamania County Title Company as Trustee, and Norwest Mortgage, Inc. as Beneficiary, dated June 25, 1996 recorded on June 28, 1996 in Book 158, Page 85, Auditor's File No. 125615. Said Deed of Trust was modified on August 13, 2003.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Norwest Mortgage, Inc. 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. The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2 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 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 28, 2013 recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 2013000142.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance of the Skamania County Courthouse, 240 Vancouver Avenue, in the City of Stevenson, a public place on May 3, 2013 at 10:00 am 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 (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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

TRUSTEE'S DEED - 2

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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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 3, 2013, the date of sale, which was not less than 190 days before 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 \$94,346.47.

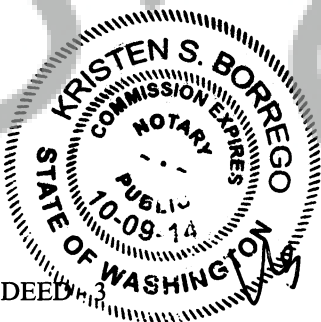
Dated: May 14, 2013

Bishop, White, Marshall & Weibel, P.S.
By [Signature]
William L. Bishop, Jr. President

State of Washington)
) ss:
County of King)

On this 14 day of May, 2013 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, White, Marshall & Weibel, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.



[Signature]
Name: Kristen S Borrego
Notary Public in and for the State of
Washington, residing at: Snohomish County
My Commission Expires: 10/09/14

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