AFN #2013001169 Recorded 05/29/2013 at 03:50 PM DocType: DEED Filed by: CLARK COUNTY TITLE COMPANY Page: 1 of 2 Auditor Timothy O. Todd Skamania County, WA

After Recording Return To: U.S. Bank, National Association PO BOX 24737 West Palm Beach, FL 33415

REAL FOLL IS EXCESTAN

30103 MAY 29 Mempt (2) decorbs

File No.: 7069.25374/Fickett, Bryan and Margaret

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to U.S. Bank, National Association, as Trustee for C-BASS Trust 2006-CB9, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB9, as GRANTEE, all real property (the Property), situated in the County of Skamania, State of Washington, described as follows:

Tax Parcel No.: 02 06 34 00 0400 00

Parcel I. a tract of land in the Northwest quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at a point of 717.5 feet West of the Southeast corner of the Northwest quarter of said Section 34, thence West 400 feet, thence North 495 feet; thence South 38 degrees 56' East 635 feet more or less to the point of beginning. Parcel II, Beginning at the quarter corner between Sections 33 and 34, Township 2 North, Range 6 East of the Willamette Meridian, thence South 88 degrees 31'22" East 1947.92 feet to an iron rod which is the true point of beginning, thence North 37 degrees 27'49" West 636.42 feet to an iron rod, thence South 35 degrees 54'38" East 623 feet to a point on the South line of the Northwest Quarter, thence South 88 degrees 31'22" East 21.71 feet to the true point of beginning. Parcel III, Beginning at the Quarter corner between Sections 33 and 34, Township 2 North, Range 6 East of the Willamette Meridian, thence South 88 degrees 31'22" East 1947.92 feet to an iron rod which is the true point of beginning, thence North 37 degrees 27'49" West 318.21 feet, thence North 90 degrees 00'00" East to the West bank of Duncan Creek thence Southeasterly along the meandering line of the West bank of Duncan Creek to the South line of the Northwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, thence North 88 degrees 31'22" West 45.08 feet to the true point of beginning.

RECITALS:

Stamania County Assessor

Date 5-29-13 Parcelin 3-6-34-400

- 1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Beneficiary by that certain Deed of Trust between Bryan Fickett and Margaret Fickett, husband and wife, as Grantor, to Skamania County Title Company, as Trustee, and Mortgage Electronic Registration Systems, Inc., Beneficiary, dated 08/17/06, recorded 08/25/06, under Auditor's No. 2006162771, records of Skamania County, Washington and subsequently assigned to U.S. Bank, National Association, as Trustee for C-BASS Trust 2006-CB9, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB9 under Skamania County Auditor's No. 2012182371.
- 2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$193,500.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, 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 Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is 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 law.

- 5. U.S. Bank, National Association, as Trustee for C-BASS Trust 2006-CB9, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB9, 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 Property in accordance with 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 01/15/13, 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. 201300083.
- 7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skamania County Courthouse, 240 Vancouver Avenue, City of Stevenson, State of Washington a public place, at 10:00 o'clock a.m., 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the 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 by the Beneficiary, its successors or assigns 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 May 17, 2013, 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 Beneficiary, the highest bidder therefore, for the sum of \$145,000.00. Beneficiary then directed Grantor to issue this Trustee's Deed directly to Grantee.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed. Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: May 24, 2013

GRANTOR

Northwest Trustee Services, Inc.

Alan Burton, Assistant Vice President Northwest Trustee Services, Inc.

STATE OF WASHINGTON

COUNTY OF KING

and voluntary act of such party for the uses and purposes mentioned in the instrument.

I certify that I know or have satisfactory evidence that Alan Burton is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free

Dated: May 24, 2013

RENDA P. NGUON STATE OF WASHINGTON **NOTARY PUBLIC** MY COMMISSION EXPIRES 12-24-16

NOTARY PUBLIC in and for the Washington, residing at King Co.

My commission expires: 12/24/2016