

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

BANK OF AMERICA, N.A.
c/o Bank of America Home Loans
7105 Corporate Drive
Plano, TX 75024

REAL ESTATE EXCISE TAX

30758
JUL 22, 2014

PAID Exempt
Gudrey, Tim Deputy
SKAMANIA COUNTY TREASURER

Trustee Sale No: WA09000061-13-1 APN 02-05-30-0-0-1803-00 Title Order No.: 8384531

TRUSTEE'S DEED UPON SALE

THE GRANTOR, MTC Financial Inc. dba Trustee Corps, 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 FEDERAL HOME LOAN MORTGAGE CORPORATION., GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

A tract of land in the South Half of the Southeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows: Lot 2 of the Robson Short Plat, recorded in Book 3 of Short Plats, Page 292, Skamania County Records.

APN: 02-05-30-0-0-1803-00 *(initials)*

Skamania County Assessor
Date 7-22-14 Parcel 2-5-30-1803
(initials)

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 March 12, 2009, executed by John M. Garvison and Elizabeth L. Garvison, husband and wife, as Grantor, to ReconTrust Company, N.A., as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Countrywide Bank, FSB, Beneficiary of the security instrument, its successors and assigns, recorded on March 18, 2009, as Instrument No. 2009172316, of official records in the Office of the County Auditor of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one Promissory Note in the sum of \$329,600.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. , as nominee for Countrywide Bank, FSB, as original Beneficiary 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, and a copy of said Notice was posted or served in accordance with law.
5. BANK OF AMERICA, N.A., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his 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, a "Notice of Trustee's Sale" of said property recorded on March 12, 2014 as Auditor's File No. 2014000422 in the Office of the Auditor of Skamania County, Washington.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the main entrance to the Superior Courthouse, 240 Vancouver Avenue, Stevenson, WA 98648, a public place, on July 11, 2014 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 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 July 11, 2014, 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 therefore, the property hereinabove described, for the sum of \$265,970.31, 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: 07/11/2014

MTC Financial Inc. dba Trustee Corps

By: Winston Khan, Authorized Signatory

STATE OF Washington
COUNTY OF King

I certify that I know or have satisfactory evidence that Winston Khan 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 it as the **Authorized Signatory for MTC Financial Inc. DBA Trustee Corps** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 17, 2014

Monique Patzer
Notary Public in and for the State of Washington
Residing at King County
My Commission expires 10/21/17

MONIQUE PATZER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
10-21-17