

AFTER RECORDING RETURN TO:

Nationstar Mortgage LLC
Attn: Foreclosure Department
350 Highland Drive
Lewisville, TX 75067

REAL ESTATE EXCISE TAX


30766
JUL 28, 2014

PAID EXEMPT
Hyde, Desiree R. Deputy
SKAMANIA COUNTY TREASURER

Hyde, Desiree R, 2013-0005155/3067.1363941

TRUSTEE'S DEED


The GRANTOR, Bishop, 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 **Federal Home Loan Mortgage Corporation, GRANTEE**, that real property, situated in Skamania County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): 01050500090100 

Abbreviated Legal: Ptn. of SW 1/4 Sec. 5, T1N, R5E

A PARCEL OF LAND SITUATED WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 EAST, W.M., IN THE COUNTY OF SKAMANIA, THE STATE OF WASHINGTON AND DESCRIBED AS:
ALL THAT PORTION OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHEASTERLY OF BELLE CENTER COUNTY ROAD.
EXCEPTING THEREFROM THE NORTH 816 FEET THEREOF; ALSO EXCEPTING THE EAST 300 FEET THEREOF; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE ROAD PURPOSES OVER THE WEST 30 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALSO SUBJECT TO EASEMENT FOR PRIVATE ROAD PURPOSES OVER THE SOUTH 60 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER.

RECITALS:

Skamania County Assessor
Date 7-28-14 Parcel# 1-5-5-901


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 Desiree R Hyde, a Married

TRUSTEE'S DEED - 1

Woman as Her Separate Estate, as Grantor, to Regional Trustee Services Corp. as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for GN Mortgage, LLC and its successors and assigns as Beneficiary, dated November 2, 2007 recorded on November 9, 2007 as No. 2007168215.

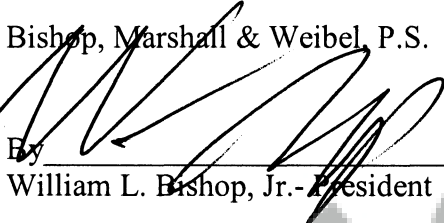
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of GN Mortgage, LLC and its successors and assigns and to secure any other sums of money which might become due and payable under the terms of said 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. Nationstar Mortgage LLC 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 April 7, 2014 recorded in the office of the Auditor of Skamania County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 2014000553.
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 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 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 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.

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FC-NJ-WA-TrustDeedLender

- 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 July 11, 2014, 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 \$306,773.24.

Dated: July 21, 2014


Bishop, Marshall & Weibel, P.S.

By _____
William L. Bishop, Jr. - President

State of Washington)
) ss:
County of King)

On this 21 day of July, 2014 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, 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.

DARLA TRAUTMAN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-09-16


Name: Darla Trautman
Notary Public in and for the State of
Washington, residing at: Seattle
My Commission Expires: 04/09/16