

AFTER RECORDING, RETURN TO:

Brian R. Heurlin
Heurlin, Potter, Jahn, Leatham, Holtmann & Stoker, P.S.
211 E. McLoughlin Blvd., Suite 100
Vancouver, WA 98663

Space above this line reserved for Recorder's use

TRUSTEE'S DEED

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

31105
MAR - 9 2015

PAID EXEMPT
[Signature]
SKAMANIA COUNTY TREASURER

Grantor(s): BM Equity Holding 1, LLC
Grantee(s): Riverview Community Bank
Original Trustee: Riverview Services, Inc.
Successor Trustee: Heurlin, Potter, Jahn, Leatham, Holtmann & Stoker, P.S.
Recording Date of Deed of Trust: November 18, 2008
Deed of Trust Auditor's File No.: 2008171501
Recording Date of Notice of Trustee's Sale: November 17, 2014
Notice of Trustee's Sale Auditor's File No.: 2014001964
Abbreviated legal description: Lot(s) MF-8, of RELOCATED NORTH BONNEVILLE 3RD
Auditor's Tax Account Number: 02072922230000

Skamania County Assessor
Date 3-9-15 Parcel# 2-7-29-2-2-2300
Jm

The Grantor herein, HEURLIN, POTTER, JAHN, LEATHAM, HOLTSMANN & STOKER, P.S., as successor Trustee under that Deed of Trust, as hereinafter particularly described, grants and conveys without warranty, to Riverview Community Bank, as Grantee, the following-described real property, situated in the County of Skamania, State of Washington, to wit:

Lot MF-8, Block 10, THIRD ADDITIONS TO THE PLATS OF RELOCATED NORTH BONNEVILLE BLOCK 10, according to the plat thereof, recorded in Book "B" of plats, pages 34 and 35, records of Skamania County, Washington.

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 BM Equity Holding 1, LLC as

Grantor, to Riverview Services, Inc., as original Trustee, and Riverview Community Bank, as original Beneficiary, recorded on November 18, 2008, under Auditor's File No. 2008171501, records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note, dated November 4, 2008 in the original principal sum of \$400,000.00, as amended by a Change in Terms Agreement dated December 23, 2008, and further amended by a Change in Terms Agreement dated November 8, 2013 (collectively hereinafter the "Note"), with interest thereon, according to the terms thereof; in favor of Grantee 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 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 their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Beneficiary, being then the holder of the indebtedness secured by said Deed of Trust (or the representative thereof), delivered to said Successor Trustee a written request directing the sale of 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on November 17, 2014, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 2014001964

7. The Successor Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale at the main entrance to the Skamania County Courthouse, 240 Vancouver Avenue, Stevenson, Washington, in the City of Stevenson, State of Washington, a public place, at 11:00 a.m., on February 27, 2015, 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 one hundred-twenty days before the sale; further, the Successor Trustee 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 seventh day before the date of sale; and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, was 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. Written Notice of Default was transmitted by the Successor Trustee by both First Class and Certified Mail, Return Receipt Requested, to the Borrower and Grantor on July 25, 2014. The Notice of Default was posted in a conspicuous place on the real property on July 26, 2014. The Notice of Foreclosure and Notice of Trustee's Sale was transmitted by the Successor Trustee by both First Class and Certified Mail, Return Receipt Requested to the parties entitled thereto on November 13, 2014 and the Notice of Trustee's Sale was posted in a conspicuous place on the real property on November 15, 2014. The Notice of Trustee's Sale was published in a newspaper publication on January 28, 2015 and February 18, 2015.

10. The defaults 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 February 27, 2015, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation then secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$370,000.00.

Dated this 4 day of March, 2015.

HEURLIN, POTTER, JAHN, LEATHAM,
HOLTMANN & STOKER, P.S., Successor Trustee

By



Brian R. Heurlin

STATE OF WASHINGTON)
)
County of Clark) ss.

On this day personally appeared before me BRIAN R. HEURLIN as President of Heurlin, Potter, Jahn, Leatham, Holtmann & Stoker, P.S., Successor Trustee, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand this 4th day of March, 2015.



Karen D Winchell
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver
My commission expires: 4/2/15

Unofficial Copy