

AFTER RECORDING RETURN TO  
DOCUMENT PROCESSING SOLUTIONS, INC.

590 W. LAMBERT RD.

BREA, CA 92821

After Recording Return to:  
North Cascade Trustee Services Inc.  
801 Second Avenue, Suite 600  
Seattle, Washington 98104

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

31800  
APR 29 2016

PAID Exempt  
Shirley Tabari Deputy  
SKAMANIA COUNTY TREASURER

File No.: 60128-26583-NJ-WA

TRUSTEE'S DEED

The GRANTOR, North Cascade Trustee Services Inc., as current Trustee under that Deed of Trust defined below, in consideration of the premises and payment received below, hereby grants and conveys, without representation or warranty, expressed or implied, to DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR19, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR19, as GRANTEE, all real property ("Property"), situated in the County of Skamania, State of Washington, described as follows:

LOT 1 OF THE ELLIS SHORT PLAT RECORDED APRIL 8, 2005 UNDER AUDITOR FILE NO. 2005156870, RECORDS OF SKAMANIA COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 7½ EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 09°24'32" EAST, A DISTANCE OF 691.97 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 1 NORTH 89°13'40" WEST, A DISTANCE OF 169.40 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 32°01'07" WEST, A DISTANCE OF 127.19 FEET; THENCE SOUTH 12°05'52" EAST, A DISTANCE OF 590.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT SITUATED IN LOT 1 OF THE ELLIS SHORT PLAT RECORDED APRIL 8, 2005 UNDER AUDITOR FILE NO. 2005156870, RECORDS OF SKAMANIA COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 7½ EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1; THAT BEARS NORTH 09°24'32" EAST, A DISTANCE OF 50.10 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 09°24'32" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 80°05'51" WEST, A DISTANCE OF 31.67 FEET; THENCE SOUTH 12°05'52" EAST, A DISTANCE OF 32.36 FEET; THENCE SOUTH 80°05'51" EAST, A DISTANCE OF 19.81 FEET TO THE POINT OF BEGINNING.

A.P.N.: 03750100010000

Skamania County Assessor  
Date 5-3-16 Parcel# 3-75-1-100

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the current Trustee by that certain Deed of Trust between Roger Scott Golphenee and Mara L Golphenee, husband and wife, as Grantors, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INDYMAC BANK, F.S.B., as Beneficiary, dated July 14, 2005 and recorded July 20, 2005, under Auditor's No. 2005158061 of the official records in the office of the Recorder of Skamania County, Washington.
2. This Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory notes in the sum of \$190,000.00 with interest thereon, according to the terms thereof, and 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 referenced in paragraph one (1), as set forth in the Notice of Trustee's Sale described below, and the current Trustee having transmitted the Notice of Default to the required parties, and a copy of said Notice was posted or served in accordance with the law.
5. Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2005-AR19, Mortgage Pass-Through Certificates Series 2005-AR19, being then the holder of the indebtedness secured by said Deed of Trust, delivered to the current Trustee a written request directing the Trustee to sell the Property in accordance with law and the terms of the Deed of Trust.
6. Because the defaults specified in the Notice of Default were not cured, the current Trustee, in accordance with the terms of the Deed of Trust, recorded on October 27, 2015 in the office of the Recorder for Skamania County, Washington, a Notice of Trustee's Sale of the Property as instrument no. 2015002194.
7. The current Trustee, in the Notice of Sale, fixed the place of sale as: Skamania County Superior Courthouse, main entrance, 240 Vancouver Avenue, Stevenson, WA 98648, a public place, at 00:00 AM, and in accordance with the law caused copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all person entitled thereto and either posted or served in compliance with the requirements of the relevant statutes; further the current 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 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/her successor in interest, a Notice of Foreclosure.
8. During the 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. Because the defaults specified in the Notice of Trustee's Sale were not cured at least ten days prior to the date scheduled for the Trustee's sale and said obligation secured by said Deed of Trust remained unpaid, on March 18, 2016, 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 GRANTEE, the highest bidder therefore, for the sum of \$250,000.00.

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 Property was purchased in the context of a foreclosure, that the Trustee made not 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: April 22, 2016 GRANTOR

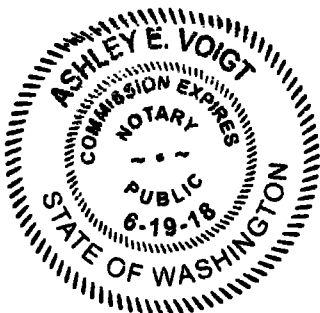
North Cascade Trustee Services Inc.

By Breanne Hickey  
Breanne Hickey

State of Washington  
County of King

I certify that I know or have satisfactory evidence that Breanne Hickey 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 of North Cascade Trustee Services Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 22, 2016



Ashley E Voigt  
NOTARY PUBLIC in and for the State of Washington,  
residing at Porter County of King

Ashley E Voigt  
(printed or typed name)  
My appointment expires June 19 2018

Exhibit 'A'

Lot 1 of the Ellis Short Plat recorded April 8, 2005 under Auditor File No. 2005156870, Records of Skamania County, situated in the Northeast Quarter of Section 1, Township 3 North, Range 7½ East of the Willamette Meridian in the County of Skamania and State of Washington.

EXCEPTING THEREFROM the following described portion:

Beginning at the Southeast corner of said Lot 1; thence along the East line of Said Lot 1, North 09°24' 32" East, a distance of 691.97 feet to the Northeast corner thereof; thence along the North line of said Lot 1 North 89°13'40" West, a distance of 169.40 feet to the Northwest corner thereof; thence along the West line of said Lot 1, South 32°01'07" West, a distance of 127.19 feet; thence South 12°05'52" East, a distance of 590.21 feet to the point of beginning.

TOGETHER WITH a 30 foot wide Access and Utility Easement situated in Lot 1 of the Ellis Short Plat recorded April 8, 2005 under Auditor File No. 2005156870, records of Skamania county, situated in the Northeast Quarter of Section 1, Township 3 North, Range 7½ East of the Willamette Meridian in the County of Skamania and State of Washington, being more particularly described as follows:

Beginning at a point on the East line of said Lot 1; that bears North 09°24'32" East, a distance of 50.10 feet from the Southeast corner thereof; thence along the East line of said Lot 1, North 09°24'32" East a distance of 30.00 feet; thence North 80°05'51" West, a distance of 31.67 feet; thence South 12°05'52" East, a distance of 32.36 feet; thence South 80°05'51" East, a distance of 19.81 feet to the point of beginning.