

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

Bank of America, N.A.
7105 Corporate Drive
Building C
Plano, TX 75024

DOCUMENT PROCESSING SOLUTIONS, INC.
580 W. LAMBERT RD.
GREA, CA 92821

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

31982
JUL 25 2016

TS No: WA08001569-15-1

APN 0205300018100

PAID. EXEMPT

Skamania County Auditor No. 150216696-WA-MSI
SKAMANIA COUNTY TREASURER

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 **Bank of America, N.A.**, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SHORT PLAT RECORDED IN BOOK 3, PAGES 393 AND 394, SECTION 30, TOWNSHIP 2 NORTH, RAGE 5 EAST OF WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 00°48'42" WEST, 331.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°48'42" WEST, 331.52 WEST, 331.52 FEET TO THE SOUTH LINE OF SAID SHORT PLAT RECORDED IN BOOK 3, PAGES 393 AND 394; THENCE NORTH 89°32'20" EAST, ALONG SAID SOUTH LINE, 1,318.81 FEET; THENCE NORTH 01°20'48" EAST, 328.90 FEET; THENCE SOUTH 89°39'21" WEST, 1,321.82 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 30 FOOT INGRESS, ENGRESS THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SHORT PLAT, RECORDED IN BOOK 3 PAGE 393, RECORDS OF SKAMANIA COUNTY WASHINGTON, LOCATED IN A PORTION OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89°32'20" EAST, ALONG SOUTH LINE OF SAID SHORT PLATE, RECORDED IN ABOOK 3, PAGE 393, 441.54 FEET TO THE FORMER SOTHEAST CORNER OF LOT 2 PF SAID SHORT PLAT; THENCE NORTHE 04°42'44" EAST, 97.30 FEET; THENCE SOUTH 81°52'55" EAST, 52.84 FEET TO A 195 FOORT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOTH 87°01'13" EAST, 34.93 FEET; THENCE ALONG SAID CURVE 34.98 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID 195 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 68°17'32" EAST, 130.50 FEET; THENCE ALONG SAID CURVE 133.07 FEET; THENCE NORTH 48°17'32" EAST, 21.30 FEET TO A 120 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 61°51'24" EAST, 54.45 FEET; THENCE ALONG SAID CURVE 54.93 FEET; THENCE NORTH 74°58'14" 148.43 FEET TO THE TERMINUS OF SAID LINE.

APN: 0205300018100

Skamania County Assessor

Date 7-25-16 Parcel# 02-05-30-0-0-1810-00
Jm

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 May 20, 2009, executed by CHARLES L TUELL, AND MICHELLE M TUELL, 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 BANK OF AMERICA, N.A., Beneficiary of the security instrument, its successors and assigns, recorded on May 28, 2009, as Instrument No. 2009172978, 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 \$340,186.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for BANK OF AMERICA, N.A., 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., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, 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 November 16, 2015 as Auditor's File No. 2015002330 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 Main Entrance, Skamania County Courthouse, 240 NW Vancouver Avenue, Stevenson, WA 98648, a public place, on July 15, 2016 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 15, 2016, 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 \$378,000.00, 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: July 19, 2016

**MTC Financial Inc. dba Trustee Corps, as Duly Appointed
Successor Trustee**

By Jessica Cimarusti, Authorized Signatory

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that JESSICA CIMARUSTI is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that 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: 7/19/2016

[Signature]
Notary Public in and for the State of Washington
Residing at King County
My Commission expires 9/9/2019

