

**AFTER RECORDING RETURN TO:**  
THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE (CWALT 2007 -25)  
4425 Ponce De Leon Blvd., 4th Floor  
Coral Gables, FL 33146-1837

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32024  
AUG 18 2016

PAID EXEMPT  
Shirley Ann Deary  
SKAMANIA COUNTY TREASURER

Lisa Robak aka Lisa Ann Robak and William Robak, 46769876

**TRUSTEE'S DEED**

**The GRANTOR, Weinstein & Riley, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2007 -25), **GRANTEE**, that real property, situated in Skamania County, State of Washington, described as follows:

**Assessor's Property Tax Parcel/Account Number(s):** 04072700080100

Abbreviated Legal: SEC 27 T4N R7E

LOTS 1 AND 3 OF THE WALTER MORAT SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 266, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. EXCEPT THAT PORTION CONVEYED TO WILLIAM ROBAK, ET UX, BY INSTRUMENT RECORDED IN AUDITOR FILE NO. 2005156319, SKAMANIA COUNTY RECORDS.

Skamania County Assessor  
Date 8/18/16 Parcel# 4-7-27-801  
G.S.

**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 between William Robak and Lisa Robak, Husband and Wife, as Grantor, to Skamania County Title as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for West Coast Bank and its successors and assigns as Beneficiary, dated August 7, 2007 recorded August 15, 2007 under Recording No. 2007167274.

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Robak, 46769876  
WA-Trustee's Deed Lender

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 Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for West Coast Bank 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-25, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-25 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 March 29, 2016 recorded in the office of the Auditor of Skamania County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 2016000577.
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 located at Skamania County, State of Washington, a public place on August 5, 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 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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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 August 5, 2016, 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 \$403,750.00.

Dated: August 10, 2016

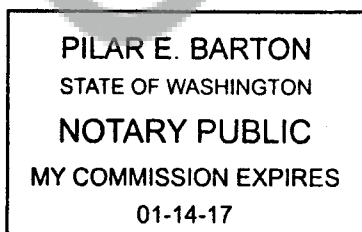
Weinstein & Riley, P.S.

By [Signature]  
William L. Bishop, Jr. Assistant Secretary

State of Washington           )  
  ) ss:  
County of King                    )

On this 10 day of August, 2016 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr. Assistant Secretary of Weinstein & Riley, 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.



[Signature]  
Name: Pilar Barton  
NOTARY PUBLIC in and for the State of  
Washington at King County  
My Appt. Exp. January 14, 2017

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