

AFTER RECORDING RETURN TO:

MIM LLC
P.O. Box 265/
142 Stephanie Lane
Washougal, WA 98671

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33465
MAR 15 2017

16-118252 CGG

PAID Kempt
cy deputy
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The GRANTOR, AZTEC FORECLOSURE CORPORATION OF WASHINGTON, 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 MIM LLC, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

LOT 1, CARSON VALLEY PARK, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN BOOK A OF PLATS, PAGE 148, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

MORE CORRECTLY DESCRIBED AS:

LOT 1, CARSON VALLEY PARK, in Book A, page 148, Plat records, County of Skamania and State of Washington.

Tax Parcel No.: 03-08-17-4-0-2800-00

Lot 1 Carson Valley Park BK A/PG 148

Skamania County Assessor
Date 3-15-17 Parcel # 3-8-17-4-2800

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 Darrel Nicklaus, and Krisha Nicklaus, Husband and Wife, as Grantor, to Skamania County Title Company as Trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Bank of America, N.A, its successors and assigns, as Beneficiary, dated January 8, 2010, recorded January 19, 2010, as No. 2010174724, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$168,956.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration

16-118252 CGG

Systems, Inc. ("MERS") as nominee for Bank of America, N.A, 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.

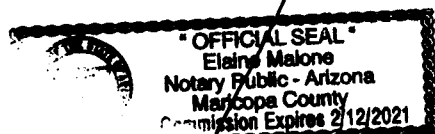
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the 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. Carrington Mortgage Services, 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 July 21, 2016, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 2016001437.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as At the main entrance to the Skamania County Courthouse, 240 Vancouver Ave.,, Stevenson, WA, a public place 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 in compliance with the requirements of RCW 61.24.031 and RCW 61.24.040; 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 the sale and once between the fourteenth and seventh day before the date of the 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 the 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.

16-118252 CGG

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 3, 2017, 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 herein above described, for the sum of \$35,933.00.
11. 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 the Property was purchased in the context of a foreclosure and that the current Trustee made no representations to GRANTEE concerning the Property and that the current Trustee owned 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: 3/10/17AZTEC FORECLOSURE CORPORATION OF
WASHINGTONBy: Amy Connolly
Amy Connolly, Asst V.P. / Assistant Sec.STATE OF Arizona)
) SS.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 10 day of March, 2017, by Amy Connolly on behalf of Aztec Foreclosure Corporation of Washington.



Elaine Malone
Notary Public

