

**WHEN RECORDED RETURN TO:**

Columbia Gorge Title  
41 Russell Ave  
Stevenson, WA 98648

**DOCUMENT TITLE(S)**

Trustee's Deed Upon Sale

**REFERENCE NUMBER(S)** of Documents assigned or released:

DOT 2004154255  
Notice of Sale 2016001083

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32456  
MAY - 1 2017

[ ] Additional numbers on page \_\_\_\_ of document.

**GRANTOR(S):**

Quality Loan Service Corporation of Washington

PAID

EXEMPT  
Audrey Phinney  
SKAMANIA COUNTY TREASURER

[ ] Additional names on page \_\_\_\_ of document.

**GRANTEE(S):**

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

[ ] Additional names on page \_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Cabin #84 Northwoods

[X] Complete legal on page 6 of document.

**TAX PARCEL NUMBER(S):**

96000084000000 Jim 4/25/17

[ x ] Additional parcel numbers on page 2 of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

WHEN RECORDED MAIL TO:  
Federal National Mortgage Association  
14221 Dallas Parkway Suite 1000  
Dallas, TX 75254

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**

32556  
MAY - 1 2017

PAID

EXEMPT

SKAMANIA COUNTY TREASURER  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: **WA-13-595074-TC**

Title Order No.: **8358355**

Trustor: **TAMI K. BERGESON, AS HER SEPARATE ESTATE**

Deed of Trust Instrument/Reference No.: **2004154255**

Deed of Trust book/page (if applicable):

Notice of Sale Instrument/Reference No.: **2016001083**

**TRUSTEE'S DEED UPON SALE**

A.P.N.: **96000084000000**

TRANSFER TAX: **\$0.00**

The GRANTOR, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as current Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Successor Trustee) under that Deed of Trust in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, all right title and interest to **Federal National Mortgage Association ("Fannie Mae")**, a corporation organized and existing under the laws of the United States of America, as GRANTEE, to all real property (the "Property"), situated in the County of **SKAMANIA**, State of Washington, described as follows:

**LOT 84, AS SHOWN ON THE PLAT AND SURVEY ENTITLED RECORD OF SURVEY FOR WATER FRONT RECREATION, INC., DATED MAY 16, 1974, ON FILE AND OF RECORD UNDER AUDITORS FILE NO. 77523, AT PAGE 449 OF BOOK 'J' OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY, WASHINGTON, TOGETHER WITH AN APPURTENANT EASEMENT AS ESTABLISHED IN WRITING ON SAID PLAT, FOR THE JOINT USE OF THE AREAS SHOWN AS ROADWAYS ON THE PLAT. SUBJECT TO RESERVATIONS BY THE UNITED STATES OF AMERICA IN APPROVED SELECTION LIST NUMBER 259 DATED MARCH 4, 1953, AND RECORDED SEPTEMBER 4, 1953, AT PAGE 23 OF BOOK 52 OF DEEDS, UNDER AUDITOR FILE NO. 62114, RECORDS OF SKAMANIA COUNTY AS FOLLOWS: "... THE PROVISIONS, RESERVATION, CONDITIONS AND LIMITATIONS OF SECTION 24, FEDERAL POWER ACT OF JUNE 10, 1920, AS AMENDED AND PRIOR RIGHT OF THE UNITED STATES, ITS LICENSEES AND PERMITTEES TO USE FOR POWER PURPOSES THAT PART WITHIN POWER PROJECTS NO. 2071, 2111, AND 264."**

RECITALS:

Skamania County Assessor  
Date 4-25-17 Parcel# 96000084000000

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 **TAMI K. BERGESON, AS HER SEPARATE ESTATE**, as original Grantor, to **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.**, as original trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** AS NOMINEE FOR

**EAGLE HOME MORTGAGE INC DBA MAJESTIC MORTGAGE SVS**, as original Beneficiary, dated **8/5/2004** and recorded **8/30/2004** as **Instrument No. 2004154255** of the Official Records in the office of the Recorder of **SKAMANIA**, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of **\$120,000.00** 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 current Trustee has no actual knowledge that the Property is used principally for agricultural or farming purposes.
4. That a Default 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 that the current Trustee, transmitted the Notice of Default to the required parties, and that a copy of said Notice was posted or served in accordance with law.
5. The current Trustee has been instructed to exercise the power of sale in accordance with and under the relevant terms of the above referenced Deed of Trust and the Washington Deed of Trust Act.
6. That because the defaults specified in the "Notice of Default" were not cured, the current Trustee, in compliance with the terms of the Deed of Trust, recorded on **6/8/2016** in the **SKAMANIA** County, Washington recorder's Office, a "Notice of Trustee's Sale" of the Property as instrument no. **2016001083**.
7. The current Trustee fixed the place of sale as: **at the main entrance to the Skamania County Courthouse, 240 Vancouver Ave., Stevenson, WA**, in the State of Washington, a public place, at **10:00 AM**. 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 the statutory minimum number of days before the final sale; 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 the sale, and once between the fourteenth and the seventh day before the date of the sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure."
8. During 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. That 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 **10/14/2016**, 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 the foreclosing beneficiary, the highest bidder therefore, as a credit bid for the sum of **\$60,800.00**. The foreclosing beneficiary instructed the GRANTOR to vest this Trustee's Deed into GRANTEE.

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, that the current Trustee made no representations to GRANTEE concerning the Property and that the current 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.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as GRANTOR, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: **WA-13-595074-TC**

Date: **4/19/17**

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**

*Janice Stavee*  
By: Janice Stavee, Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: **WA**

County of: **King**

On **4/19/2017** before me, **Chelsea Bonds** a notary public, personally appeared **Janice Stavee**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under *PENALTY OF PERJURY* under the laws of the State of **Washington** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

*Chelsea Bonds*  
Signature **Chelsea Bonds**

