

RETURN NAME and ADDRESS

LAKEVIEW LOAN SERVICING, LLC

3637 SENTARA WAY

VIRGINIA BEACH, VA 23452-4262

Please Type or Print Neatly and Clearly All Information

Document Title(s)

TRUSTEE'S DEED

Reference Number(s) of Related Documents

DOT # 2012181088 / NOS # 2018001019

Grantor(s) (Last Name, First Name, Middle Initial)

CLEAR RECON CORP.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33516
OCT - 4 2018

Grantee(s) (Last Name, First Name, Middle Initial)

LAKEVIEW LOAN SERVICING, LLC

PAID EXEMPT
Whitney Johnson
SKAMANIA COUNTY TREASURER

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

TRACT 8, SUBDIVISION OF COLUMBIA RIVER ESTATES

Assessor's Tax Parcel ID Number

02062320010600

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

Filed for Record at Request of

~~AND WHEN RECORDED TO:~~
LOANCARE
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: **064219-WA** TSG Order No.: **170066424-WA-MSW** APN: #: **02062320010600**

TRUSTEE'S DEED

The GRANTOR, **CLEAR RECON CORP, A WASHINGTON CORPORATION**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants without covenant or warranty to: **LAKEVIEW LOAN SERVICING, LLC**, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, MORE COMPLETELY DESCRIBED ON ATTACHED EXHIBIT A.

A.P.N. No.: **02062320010600**

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 CAROL L. WACHANA AND CATHERINE E. WATKINS, as Grantor, to COLUMBIA GORGE TITLE, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE CAPITAL MORTGAGE CORP D/B/A PINNACLE MORTGAGE PLANNING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 7/12/2012, recorded 7/16/2012, as Instrument No. 2012181088, ,, records 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 \$179,694.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE CAPITAL MORTGAGE CORP D/B/A PINNACLE MORTGAGE PLANNING, BENEFICIARY OF THE SECURITY INSTRUMENT, 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 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. LAKEVIEW LOAN SERVICING, LLC, 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, executed and recorded on **5/16/2018**, in the office of the Auditor of **Skamania** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **2018001019**
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, **OUTSIDE THE MAIN ENTRANCE TO THE SKAMANIA COUTNY COURTHOUSE, 240 VANCOUVER AVE, STEVENSON, WA 98648**, a public place, on **9/21/2018** 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 obligation secured by said Deed of Trust remaining unpaid, on **9/21/2018**, the date of sale, which was not less than 90 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 **\$199,235.40**, 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.

Date:

SEP 26 2018

CLEAR RECON CORP, A WASHINGTON CORPORATION


TAMMY LAIRD
FORECLOSURE MANAGER

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 CALIFORNIA) ss.
 County of SAN DIEGO)

On **SEP 26 2018**, before me, **Christina Aguilar**, a Notary Public in and for said County, personally appeared, **Tammy Laird** who or proved to me on the basis of satisfactory evidence to 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

SIGNATURE

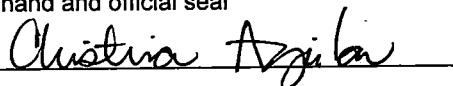
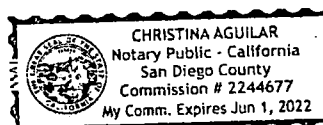



EXHIBIT 'A'

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Northwest Quarter of Section 23 aforesaid which is also the Southwest corner of Tract No. 8 of Columbia River Estates. Recorded under Auditor File No. 75656, records of Skamania County, Washington; thence North $00^{\circ}36'09''$ East 748.69 Feet to the Northwest Corner of said Tract No. 8; thence South $88^{\circ}54'00''$ East 290.86 feet to the centerline of Road "D" aforesaid; thence along the centerline of said road South $29^{\circ}19'14''$ East 283.55 feet to a 125.46 foot radius curve to the left; thence along said 125.46 foot radius curve 65.49 feet; thence South $00^{\circ}36'09''$ West parallel to the West line of said Northwest Quarter of Section 23, a distance of 200 feet to the True Point of Beginning; thence South $79^{\circ}47'18''$ East 594.26 to the intersection of road "D" and road "B" aforesaid; thence Southwesterly along the centerline of said road "B" to the South line of the Northwest Quarter of said Section 23; thence West along the said South line of the Northwest Quarter of Section 23 a distance of 451 feet, more or less, to a point which is South $00^{\circ}36'09''$ West from the True Point of Beginning; thence North $00^{\circ}36'09''$ East parallel to the West line of said Northwest Quarter of Section 23 a distance of 259 feet, more or less, to the True Point of Beginning.

Skamania County Assessor

Date 10-4-18 Parcel# 2-6-23-2-106

DS