

Return Address:

McCarthy & Holthus, LLP
Attn: Grace Chu, WSBA No. 51256
108 1st Avenue South, Ste. 300
Seattle, WA 98104
WA-16-704834-JUD

33687
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

FEB 19 2019

PAID

Exempt
of duty
SKAMANIA COUNTY TREASURER

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

Sheriff's Deed on Execution and Order of

- | | |
|---------|----|
| 1. Sale | 2. |
| 3. | 4. |

Reference Number(s) of Documents assigned or released: 20071624395

Additional reference #'s on page _____ Of document.

Grantor(s) (Last name, first name, initials)

- | | | |
|---|---|--|
| 1. David S. Brown, Sheriff of Skamania County | , | |
| 2. | , | |

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

The Bank Of New York Mellon FKA The
Bank Of New York, As Trustee For The
Certificateholders Of The CWABS, Inc.,

- | | | |
|---|---|--|
| 1. Asset-Backed Certificates, Series 2007-1 | , | |
| 2. | , | |

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; IN THE
COUNTY OF SKAMANIA, STATE OF WASHINGTON, PAGE 402 OF BOOK '0' OF DEEDS.

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

03073613150000

☐ Assessor Tax # not yet assigned

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

ORIGINAL

SHERIFF'S DEED ON EXECUTION

AND ORDER OF SALE

CAUSE NO. 16-2-00075-6

THIS INDENTURE, Made this 16th day of January 2019, BETWEEN DAVID S. BROWN, Sheriff of the County of Skamania, State of Washington, the party of the first part and THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1, party of the second part, WITNESSETH:

WHEREAS, in and by a certain Judgment and Order of Sale rendered by the Superior Court of the County of Skamania, State of Washington, on the 24th day of December 2017 and entered on the 24th day of January 2018 a certain action then pending in said court, wherein LINDA L. TUBBS, UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF HUSTON K. DILLON, DECEASED; GEORGE RECOVERY SERVICE, INC; UNIFUND CCR PARTNERS; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY, ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN; Defendants.

And of which said judgment of decree a certified copy was delivered to said party of the first part, as such Sheriff for execution, it was among other things ordered, adjudged and decreed, that property be sold at public auction by the Sheriff of the County of Skamania in the manner required by law, and according to the source and practice of said Court that such sale be made and that said Sheriff execute the usual certificate and deeds to the purchaser or purchasers as required by law.

AND WHEREAS, the said Sheriff did, at the hour of 10:00 A.M., on the 13th day of April 2018, after due public notice had been given, as required by the laws of this state, and the course and practice of said Court, duly sell, at public auction, in County of Skamania, State of Washington, agreeable to the said judgment or decree, and the provisions of law, the premises mentioned in sale notice, at which sale the premises hereinafter described, were fairly struck off and sold to the said THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1 for the sum of \$163,837.65 Dollars.

AND, WHEREAS, the said THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2007-1 thereupon retained bid so bidden by THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1.

AND, WHEREAS, the said Sheriff thereupon made and issued the usual certificate of the said sale in due form of law, and delivered one thereof to the said THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1 made and filed in said Court a Return of said sale as required by law;

AND, WHEREAS, the said Court did on the 19th day of July 2018, make and enter in said cause an order confirming said sale and directing the party of the first part to make a deed or a conveyance of said premises to said purchaser.

AND, WHEREAS, redemption period has elapsed since the date of said sale and no redemption has been made of the premises so sold as aforesaid, by or on behalf of the said judgment debtor or other person(s).

THEREFORE, the said THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1 is owner by virtue of an assignment of Sheriff's Certificate of Sale on Foreclosure dated 16th day of April 2018, and is the holder of the Sheriff's Certificate of Sale on Foreclosure who has delivered the Certificate to the said Sheriff.

NOW, THIS INDENTURE WITNESSETH, that said party of the first part, the said David S. Brown, Sheriff in order to carry into effect the sale so made by him as aforesaid, in pursuance of said judgment and order of sale and in conformity to the Statute in such case made and provided, and also in consideration of the premises and of the said sum of \$163,837.65 Dollars, so bidden by the said purchaser, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said party of the second part, and to their successors and assigns forever, all their certain lot, piece or parcel of land, situate, lying and being in the said County of Skamania, State of Washington, and bounded and particularly described as follows, to-wit:

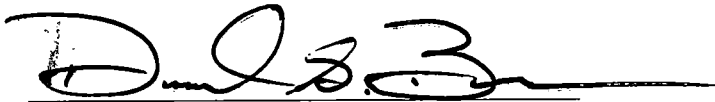
ADDRESS: 520 NW GROPPER RD, STEVENSON, WA 98648

LEGAL: BEGINNING AT A POINT 3 CHAINS SOUTH OF THE CENTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON; THENCE SOUTH 271 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY J.P. GILLETTE, ET UX, ET AL, TO S.T. COMBS AS RECORDED AT PAGE 402 OF BOOK '0' OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE WEST 90 FEET; THENCE NORTH TO THE COUNTY ROAD KNOWN AS THE GROPPER ROAD; THENCE NORTHEASTERLY ON THE SOUTH SIDE OF SAID ROAD TO THE POINT OF BEGINNING

Skamania County Assessor

Date 2-14-19 Parcel # 3-7-36-1-3-1506

IN WITNESS WHEREOF, DAVID S. BROWN, Sheriff of Skamania County, has executed this instrument on 16th DAY OF JANUARY 2019



DAVID S. BROWN, SHERIFF

P. O. Box 790

Stevenson, WA 98648

509-427-9490

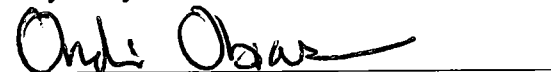
STATE OF WASHINGTON]

] ss.

County of Skamania]

On this 16th day of January 2019, before me Ondine Obias in and for said Skamania County, personally appeared DAVID S. BROWN, SHERIFF of the County of Skamania, State of Washington, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he is such Sheriff aforesaid, executed the same, voluntarily and of his own free will, for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal to the day and year first above written.



Notary Public

