

**REAL ESTATE EXCISE TAX AFFIDAVIT**

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale, indicate %

sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Nancy K. Cary, Successor Trustee</u>	BUYER GRANTEE	2 Name <u>Abe Bergamo</u>
	Mailing Address <u>180 E. 11th Ave.</u>		Mailing Address <u>2060 Marilyn Way</u>
	City/State/Zip <u>Eugene, OR 97401</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(541) 686-0345</u>		Phone No. (including area code) <u>208-791-2946</u>
Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		List assessed value(s)	
Mailing Address _____		<u>10770004500020000</u> <input type="checkbox"/> <u>\$114,900.00</u>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	

Street address of property: 1035 15th Street, Clarkston, WA 99403

This property is located in Asotin County

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

The South 60 feet of the North 70 feet of Lot 45 in Block of Curtiss Third Addition according to the official plat thereof, filed in Book C of Plats at Page(s) 93, records of Asotin County, Washington. Situate in the County of Asotin, State of Washington

Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES  NO

Is this property designated as forest land per chapter 84.33 RCW? YES  NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES  NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES  NO

If any answers are yes, complete as instructed below.

**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR

DATE

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

**(3) OWNER(S) SIGNATURE**

PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-208(4)

Reason for exemption \_\_\_\_\_

Foreclosure

Type of Document Trustee's Deed

Date of Document 6/27/18

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ 0.00
Excise Tax : State	\$ 0.00
<u>0.0025</u> Local	\$ 0.00
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ 0.00
*State Technology Fee	\$ 5.00
*Affidavit Processing Fee	\$ 5.00
Total Due	\$ 10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
\*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent \_\_\_\_\_  
Name (print) Nancy K. Cary, Successor Trustee  
Date & city of signing: 6/27/18, Eugene

Signature of Grantee or Grantee's Agent \_\_\_\_\_  
Name (print) ABE BERGAMO  
Date & city of signing: 7-17-18 ASOTIN

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REF 84 0001a (09/06/17)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

A. BERGAMO 064939 D

JUL 17 2018

51399

ASOTIN COUNTY  
TREASURER

**AFTER RECORDING RETURN TO:**

Hershner Hunter, LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

Asotin County, WA  
Darla McKay Auditor

**356524**

01/26/2018 02:21 PM



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I-110 ASTR

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Fee:\$18.00

ALLIANCE TITLE & ESCROW

8726824

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**Document Title:**

APPOINTMENT OF SUCCESSOR TRUSTEE

**Reference Number(s) of Original Deed of Trust:**

Recorded: June 30, 1998

Asotin County Recording No. 234956

**Trustee:**

NANCY K. CARY, Successor Trustee

**Grantee:**

UMPQUA BANK

**Legal Description:**

The South 60 feet of the North 70 feet of Lot 45 in Block of Curtiss Third Addition according to the official plat thereof, filed in Book C of Plats at Page(s) 93, records of Asotin County, Washington. Situate in the County of Asotin, State of Washington

**Assessor's Tax Parcel ID No.:** 1-077-00-045-0002-0000

51399

APPOINTMENT OF SUCCESSOR TRUSTEE

UMPQUA BANK, SUCCESSOR BY ACQUISITION TO STERLING SAVINGS BANK, SUCCESSOR BY ACQUISITION TO FIRSTBANK NORTHWEST hereby appoints NANCY K. CARY, whose address is P.O. Box 1475, Eugene, Oregon 97440, as successor trustee under the following deed of trust, to have all the powers of the original trustee, effective immediately:

Parties:


Grantor: JEFFERY L. TOWLES AND GLENNA K. DETRICK  
Trustee: ALLIANCE TITLE & ESCROW CORP.  
Beneficiary: UMPQUA BANK, SUCCESSOR BY ACQUISITION TO STERLING SAVINGS BANK, SUCCESSOR BY ACQUISITION TO FIRSTBANK NORTHWEST  
Successor Trustee: NANCY K. CARY

Recorded:

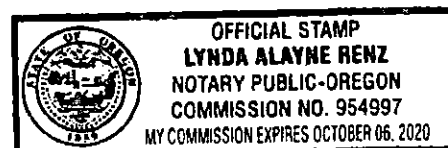
Date: June 30, 1998  
Recording No.: 234956  
Asotin County, Washington Records

DATED: December 26, 2017.

UMPQUA BANK, SUCCESSOR BY ACQUISITION TO STERLING SAVINGS BANK, SUCCESSOR BY ACQUISITION TO FIRSTBANK NORTHWEST

By   
Name: JAY A. MORTENSEN  
Title: SVP, Loan Administration Mgr.

01537692.DOCX



51399

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF WASHINGTON        )

On this day personally appeared before me Jay Mortensen, the  
SVP of UMPQUA BANK, SUCCESSOR BY  
ACQUISITION TO STERLING SAVINGS BANK, SUCCESSOR BY ACQUISITION TO  
FIRSTBANK NORTHWEST, known to me to be the individual described in and who  
executed the within and foregoing instrument, and acknowledged that he was authorized to  
execute the instrument and acknowledged it to be the free and voluntary act of such party for  
the uses and purposes mentioned in the instrument.

Given under my hand and official seal on December 26, 2017.

Lynda Alayne Renz  
Notary Public for Oregon  
Residing at Washington County  
My Commission Expires: 10-6-2020

ADDRESS FOR SERVICE OF PROCESS:

NANCY K. CARY, Trustee  
Law Offices  
1223 Commercial Street  
Bellingham WA 98225  
Telephone: (360) 715-1218  
Our File No. 30057.30802

**AFTER RECORDING RETURN TO:**

Hershner Hunter, LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

Asotin County, WA  
Darla McKay Auditor

**356525**

01/26/2018 02:21 PM



I-122 TS

Pgs=4 Fee:\$77.00

ALLIANCE TITLE & ESCROW

8726824

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**Document Title:**

NOTICE OF TRUSTEE'S SALE

**Reference Number(s) of Original Deed of Trust:**

Recorded: June 30, 1998

Asotin County Recording No. 234956

**Trustee:**

NANCY K. CARY, Successor Trustee

**Grantee:**

UMPQUA BANK

**Legal Description:**

The South 60 feet of the North 70 feet of Lot 45 in Block of Curtiss Third Addition according to the official plat thereof, filed in Book C of Plats at Page(s) 93, records of Asotin County, Washington. Situate in the County of Asotin, State of Washington

**Assessor's Tax Parcel ID No.:** 1-077-00-045-0002-0000

51399

NOTICE OF TRUSTEE'S SALE

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, NANCY K. CARY, will on June 15, 2018, at the hour of 11:00 AM at the front of the Asotin County Courthouse, 135 2nd Street, City of Asotin, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Asotin, State of Washington, to-wit:

The South 60 feet of the North 70 feet of Lot 45 in Block of Curtiss Third Addition according to the official plat thereof, filed in Book C of Plats at Page(s) 93, records of Asotin County, Washington.  
Situate in the County of Asotin, State of Washington

Tax Account No.: 1-077-00-045-0002-0000

which is subject to that certain Deed of Trust described as follows:

Dated:	June 30, 1998
Recorded:	June 30, 1998
Recording No.:	234956
Records of:	Asotin County, Washington
Grantor:	JEFFERY L. TOWLES AND GLENNA K. DETRICK
Successor Trustee:	NANCY K. CARY
Beneficiary:	UMPQUA BANK, SUCCESSOR BY ACQUISITION TO STERLING SAVINGS BANK, SUCCESSOR BY ACQUISITION TO FIRSTBANK NORTHWEST

Assigned From:  
Assignment Recorded as Recording No.:

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The defaults for which this foreclosure is made are as follows: Failure to pay when due the following amounts which are now in arrears: Monthly payments in the amount of \$402.76 each, due the first of each month, for the months of December 2016 through January 2018; plus late charges in the amount of \$17.05 each, assessed the sixteenth of each month, for the months of December 2016 through December 2017; plus advances; plus any unpaid real property taxes, plus interest.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal balance of \$31,544.83, together with interest as provided in the note or other instrument secured from November 1, 2016, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on June 15, 2018. The Defaults referred to in paragraph III must be cured by June 4, 2018, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before June 4, 2018, the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 4, 2018, and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Glenna K. Detrick  
1035 15th Street  
Clarkston, WA 99403

Heirs & Devises For The Estate of Jeffery L. Towles  
1035 15th Street  
Clarkston, WA 99403

The Estate of Jeffery L. Towles  
1035 15th Street  
Clarkston, WA 99403

Unknown Spouse and/or Domestic Partner of  
Glenna K. Detrick  
1035 15th Street  
Clarkston, WA 99403

Glenna K. Detrick  
6490 Nugget Drive  
Winnemucca, NV 89445

Heirs & Devises For The  
Estate of Jeffery L. Towles  
6490 Nugget Drive  
Winnemucca, NV 89445

The Estate of Jeffery L. Towles  
6490 Nugget Drive  
Winnemucca, NV 89445

Unknown Spouse and/or Domestic Partner of  
Glenna K. Detrick  
6490 Nugget Drive  
Winnemucca, NV 89445

by both first class and certified mail on September 8, 2017, proof of which is in the possession of the Trustee; and Borrower and Grantor were personally served on September 11, 2017, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above and the Trustee has possession of proof of such posting.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. **NOTICE TO OCCUPANTS OR TENANTS.** The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

**THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME**

You have only 20 days from the recording date on this notice to pursue mediation.

**DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

**SEEKING ASSISTANCE**

Housing Counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission, Telephone: 1-877-894-4663, Web site: [http://www.dfi.wa.gov/consumers/homeownership/post\\_purchase\\_counselors\\_foreclosure.htm](http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm)  
The United States Department of Housing and Urban Development, Telephone: 1-800-569-4287, Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fe/index.cfm?webListAction=search&searchstate=WA&filterSvc=dc>  
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys, Telephone: 1-800-606-4819, Web site: <http://nwjustice.org/what-clear>

DATED: January 4, 2018.

ADDRESS FOR SERVICE OF PROCESS:  
NANCY K. CARY, Trustee  
Law Offices  
1223 Commercial Street  
Bellingham WA 98225  
Telephone: (360) 715-1218

NANCY K. CARY, Successor Trustee  
Hershner Hunter, LLP  
PO Box 1475  
Eugene OR 97440  
Telephone: (541) 686-8511

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF LANE                    )

On January 4, 2018, personally appeared before me NANCY K. CARY, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



*Lisa M. Summers*  
Notary Public for Oregon  
Residing at Eugene, Oregon  
My Commission Expires: 10/4/2019

(TS #30057.30802)

Any questions regarding this matter should be directed to Lisa M. Summers, Paralegal, at (541) 686-0344.

**FAIR DEBT COLLECTION  
PRACTICES ACT NOTICE**

This communication is from a debt collector.