

151403

BOOK 255 PAGE 280

FILED
ST
JANUARY 10 2004

AFTER RECORDING MAIL TO:

Jeremy LePoidevin and Katie LePoidevin
211 High Bridge Road
Carson, WA 98610

REAL ESTATE EXCISE TAX

23499
DEC - 9 2003

PAID exempt

Vicki Clendenen
SKAMANIA COUNTY TREASURER

Filed for Record at Request of:
First American Title Insurance Company

First American Title
Insurance Company

BARGAIN AND SALE DEED

File No: 4281-282034 (CKM)

Date: 11/25/03

Grantor(s): Federal Home Loan Mortgage Corporation
Grantee(s): Jeremy LePoidevin and Katie LePoidevin
Abbreviated Legal: SW 1/4 SEC 17 T3N R8E
Additional Legal on page:
Assessor's Tax Parcel No(s): 03-08-17-3-0-0300-00

THE GRANTOR(S), Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to Jeremy LePoidevin and Katie LePoidevin, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington.

See Attached Exhibit A

Gary H. Martin, Skamania County Assessor
Date 12/4/03 Parcel # 3-8-17-3-300

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

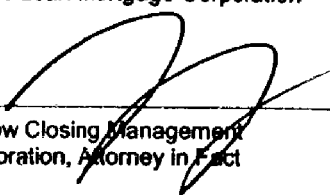
The Grantor, for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim, by, through or under said Grantor and not otherwise, he/she/they will forever warrant and defend the said described property.

APN: 03-08-17-3-0-0300-00

Bargain and Sale Deed
- continued

File No.: 4281-282034 (C004)
Date: 11/25/2003

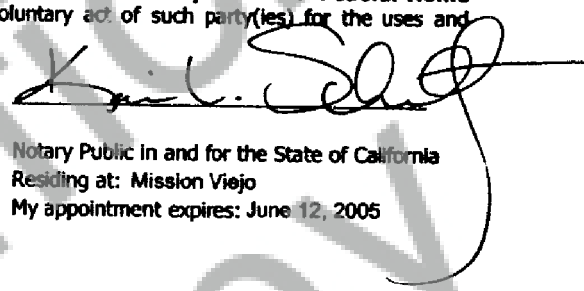
Federal Home Loan Mortgage Corporation


By: Burrow Closing Management
Corporation, Attorney in Fact

STATE OF California)
COUNTY OF Orange)-ss
)

I certify that I know or have satisfactory evidence that Julio Gonzalez, Closing Coordinator of **Burrow Closing Management Corporation**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Attorney in Fact of Federal Home Loan Mortgage Corporation** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 26, 2003


Notary Public in and for the State of California
Residing at: Mission Viejo
My appointment expires: June 12, 2005

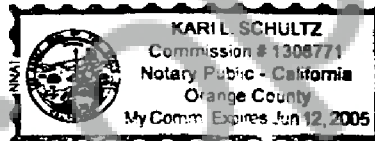


EXHIBIT 'A'

A Tract of land in the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

BEGINNING at a point 80 rods East of the Northwest corner of the Southwest Quarter of the said Section 17; thence East 20 rods; thence South 40 rods; thence West 20 rods; thence North 40 rods to the point of beginning.

EXCEPT that portion thereof conveyed to Monroe R. Lueders and Gladys M. Lueders, husband and wife, by Deed dated January 3, 1972 and recorded at Page 689, Book 63 of Deeds, records of Skamania County, Washington.

ALSO EXCEPT that portion thereof sold on contract to Roy E. Mefford and Arlene M. Mefford, husband and wife, by contract dated November 18, 1973, recorded at Page 932, Book 65 of Deeds, records of Skamania County, Washington.

ALSO EXCEPT a parcel of land in the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, described as follows:

BEGINNING at the Northwest corner of the said Southwest Quarter of the said Section 17; thence North $89^{\circ}59'45''$ East along the North line of said Southwest Quarter 1,320.00 feet; thence South $00^{\circ}10'34''$ West parallel with the West line of said Southwest Quarter 235.58 feet to the initial point of the tract hereby described; thence South $00^{\circ}10'37''$ West 104 feet; thence North $89^{\circ}59'24''$ East 135 feet; thence North $00^{\circ}10'37''$ East parallel with the West line of said Southwest Quarter 104 feet; thence South $89^{\circ}59'45''$ West 135 feet to the initial point.