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BOOK 256 PAGE 680

AFTER RECORDING MAIL TO:

Fred Swain, Jr. and Karen Swain
627 Brittany Court
Fanfield, CA 94534

REAL ESTATE EXCISE TAX

23574

JAN 14 2004

PAID Exempt

Vickie Clelland, Deputy

SKAMANIA COUNTY TREASURER

SCRC 262211

Filed for Record at Request of:

First American Title Insurance Company



First American Title
Insurance Company

BARGAIN AND SALE DEED

File No: 4282-260939 (TJ)

Date: January 10,
2004

Grantor(s): **Riverview Community Bank**

Grantee(s): **Fred Swain, Jr. and Karen Swain**

Abbreviated Legal: **Section 34 T2N R5E**

Additional Legal on page: **n/a**

Assessor's Tax Parcel No(s): **02-05-34-0-0-0915-00**

Gary H. Martin, Skamania County Assessor

Date 1/14/04 Parcel # 02-05-34-915
G.S.

THE GRANTOR(S), Riverview Community Bank, for and in consideration of \$79,500.00 in hand paid, grants, bargains, sells, conveys, and confirms to **Fred Swain, Jr. and Karen Swain, husband and wife as community property**, the following described real estate, situated in the County of Skamania, State of Washington.

A tract of land in Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of the ~~Diane's~~ Short Plat, recorded in Book 3 of Short Plats, Page 417, skamania County Records.

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.

State of Washington

ss.

County of Clark

On this 10 day of January, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Earen M. Nelson to me know to be the Sr. V.P. of the Riverview Community Bank entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that she is/are authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Greta Cooper
Signature of Notary Public

Notary Public in and for the State of Washington

Residing at: Camas

My Commission Expires: 2-3-07

GRETA COOPER
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
FEBRUARY 3, 2007

Acknowledgement - Corporation - Trust or -Partnership