

AFTER RECORDING MAIL TO:

Name Diane Steudler

Address 81 Cathmer PARK lane
Washougal WA 98671
City, State, Zip SE 31349

Escrow Number: R09-01669-DR

Special Warranty Deed

THE GRANTOR(S) Citifinancial, Inc. by Citifinancial Mortgage Company Inc. , a Washington Corporation for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Diane Steudler , a single person

the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit "A" as legal description attached hereto and incorporate Herein by this reference.

Sec 34 T2N, R5E
(Commonly Known as: 81 Cathmer Park Lane Washougal, WA, 98671)

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "B" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 02053420040400 Jm 2-23-10

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated 2-18-10

Citifinancial, Inc. by Citifinancial Mortgage Company Inc.

REAL ESTATE EXCISE TAX

28417

FEB 23 2010

PAID

483.13

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SKAMANIA COUNTY TREASURER

By: Mason Legendre
Olympus Asset Management, as Attorney in Fact

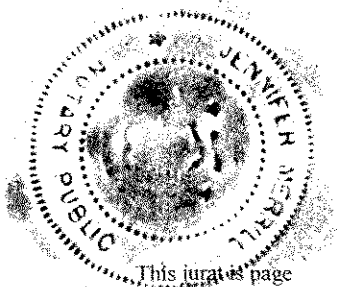


STATE OF Maine }
County of Cumberland } SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 18 day of February, 2010, before me, the undersigned, a Notary Public in and for the State of Maine, duly commissioned and sworn, personally appeared Mason Legendre, to me known to be the Vice President of Olympus Asset Management, Attorney in Fact for Citi Financial, Inc., and acknowledged that he/she signed the same in his/her capacity as Vice President of Olympus Asset Management, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.



JENNIFER MERRILL
Notary Public, Maine
My Commission Expires
September 11, 2015

[Signature]
Notary Public in and for the State of Maine
Residing at _____
My appointment expires _____

This instrument is page _____ of _____ and is attached to _____ dated _____

EXHIBIT 'A'

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the said Section 34; thence North $00^{\circ}40'49''$ West along the East line of said Section 34, a distance of 454.74 feet; thence South $77^{\circ}12'20''$ West 51.40 feet to a point on the South line of a 60 foot wide Driveway; thence South $77^{\circ}12'20''$ West along the South Line of said driveway 291.95 feet to the True Point of Beginning; thence South $77^{\circ}12'20''$ West along the South line of said driveway 447 feet; thence South $08^{\circ}06'30''$ East 172.32 feet to the Northerly right of way of County Road No. 1106, designated as the Washougal River Road; thence Northeasterly along the Northerly right of way line of said Washougal River Road to a point South $08^{\circ}06'30''$ West from the True Point of Beginning; thence North $08^{\circ}06'30''$ East to the True Point of Beginning.

Skamania County Assessor

Date 2-23-10 Parcel# 2-5-34-2-0-404

JW

Exhibit "B"

Easement, including the terms and provisions thereof, recorded December 2, 1925 in Book 'U', Page 474.

Easement, including the terms and provisions thereof, recorded March 5, 1943 in Auditor File No. 32360.

Easement, including the terms and provisions thereof, recorded August 4, 1940 in Book 28, Page 241.

Easement, including the terms and provisions thereof, recorded March 3, 1972 in Book 63, Page 809.

The records of title to the subject premises disclose no Manufactured Home Title Elimination Application (Form TD 420-730) for any Mobile Home which may be situated upon the premises. In the absence of such recorded application a mobile or manufactured home is personal property, not real property. A Title Insurance Policy covers only real property rights which are subject to recording statutes. Any personal property rights or interest to a mobile or manufactured home are not covered by the policy.