

When recorded return to:

Erick C. Richards and Jennifer L. Sanregret
1212 Island Way
North Bonneville, WA 98639

REAL ESTATE EXCISE TAX

28966

FEB 24 2011

PAID 1,961.87

Nickie Chelland
SKAMANIA COUNTY TREASURER

50232122

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

Space above this line for Recordors use only

SPECIAL WARRANTY DEED
(Not Statutory)

File No: **4201-1678083 (GW)**

Date: **February 08, 2011**

Grantor(s): **RBC Real Estate Finance Inc.**
Grantee(s): **Erick C. Richards and Jennifer L. Sanregret**
Abbreviated Legal: **Lot 12, Hamilton Island**

Additional Legal on page:
Assessor's Tax Parcel No(s): **02072912021200**

THE GRANTOR(S), **RBC Real Estate Finance Inc., successor in interest to RBC Bank (USA), formerly known as RBC Centura Bank**, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to **Erick C. Richards and Jennifer L. Sanregret, husband and wife**, the following described real estate, situated in the County of **Skamania**, State of **Washington**:

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

Lot 12 of the Hamilton Island P.U.D. according to the recorded plat recorded in Auditor File No. 2006161510, in the County of Skamania, State of Washington.

Tax Parcel Number(s): **02072912021200**

Skamania County Assessor
Date 2-24-11 Parcel 2-7-29-1-2-212
du

Dated: **February 08, 2011**

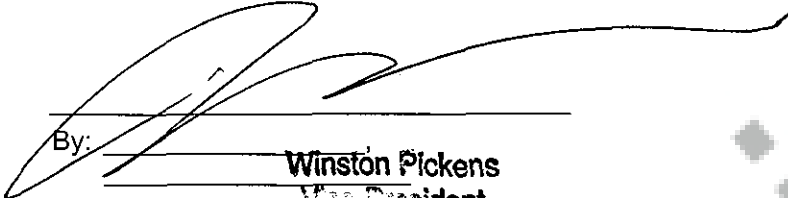
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 02072912021200

Special Warranty Deed
- continued

File No.: 4201-1678083 (GW)
Date: 02/08/2011

RBC Real Estate Finance Inc.

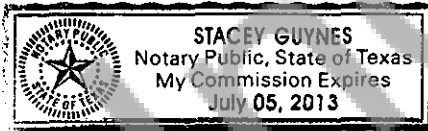
By: 

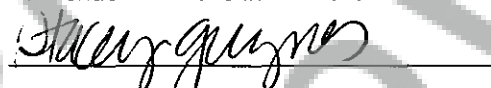
Winston Pickens
Vice President

STATE OF Texas)
) ss.
COUNTY OF Harris)

I certify that I know or have satisfactory evidence that Winston Pickens, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument, on oath stated that authorized to execute the instrument and acknowledge it as the Vice president of **RBC Real Estate Finance Inc.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

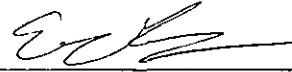
Dated: February 08, 2011





Notary Public in and for the State of
Residing at
My appointment expires:

Receipt and Delivery of Deed, Including any
"As Is" provisions is hereby acknowledged
by Purchaser(s).



Purchaser



Purchaser

2-17-2011

Date

THE PROPERTY IS HEREBY CONVEYED "AS IS", "WHERE IS", AND WITH ALL FAULTS AND GRANTORS MAKE NO REPRESENTATION OR WARRANTY WHATSOEVER, WHETHER EXPRESSED, IMPLIED OR STATUTORY WITH RESPECT TO THE PROPERTY (WITH THE EXCEPTION OF THE WARRANTY OF TITLE CONTAINED HEREIN), THE AVAILABILITY OF UTILITIES, ACCESS OF THE PROPERTY TO PUBLIC ROADS, APPLICANCES OR THE CONDITION, ADEQUACY OR SUITABILITY OF THE PROPERTY FOR ANY PURPOSES. GRANTEE AGREES THAT GRANTEE IS NOT RELYING ON ANY WARRANTY OR REPRESENTATION OF THE GRANTORS OR ANY AGENT, EMPLOYEE OR REPRESENTATIVE OF GRANTOR AND THAT GRANTEE IS BUYING THE PROPERTY "AS IS", "WHERE IS", AND WITH ALL FAULTS AND GRANTOR MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER, WHETHER EXPRESSED, IMPLIED OR STATUTORY WITH RESPECT TO THE PROPERTY (WITH THE EXCEPTION OF THE WARRANTY OF TITLE CONTAINED HEREIN), INCLUDING BUT NOT LIMITED TO, MATERIAL, WORKMANSHIP, GOOD AND WORKMANLIKE CONSTRUCTION, DESIGN, CONDITION, HABITABILITY, TENANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OF OR CONTAMINATION BY HAZARDOUS MATERIALS; AND GRANTOR HEREBY DISCLAIMS ANY SUCH WARRANTY (EXCEPT THE WARRANTY OF TITLE CONTAINED HEREIN). GRANTEE HAS DETERMINED ON GRANTEE'S BEHALF (1) THE PHYSICAL CONDITION OF THE PROPERTY AND THAT THERE IS NO DEFECT OR CONDITION WHICH IS UNACCEPTABLE TO GRANTEE, (2) WHETHER ANY PORTION OF THE PROPERTY LIES IN ANY FLOOD PLAIN, FLOOD WAY OR SPECIAL FLOOD HAZARD AREA, (3) WHETHER ANY GEOLOGICAL FAULT OR UNSATISFACTORY SOIL CONDITION EXISTS ON ANY PORTION OF THE PROPERTY, AND (4) THAT ALL ENVIRONMENTAL CONDITIONS IN RELATION TO THE PROPERTY ARE ACCEPTABLE TO GRANTEE.