

AFTER RECORDING MAIL TO:

Name **Randi L. Jacobs**

Address 1622 Bell Center Road

City, State, Zip Washougal, WA 98671

502-32199

Escrow Number: R11-00224-PS

Special Warranty Deed

THE GRANTOR(S) CitiFinancial, Inc. 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

REAL ESTATE EXCISE TAX

19067

MAY 16 2011

Randi L. Jacobs, **an unmarried woman**

PAID

81,726.25

Timothy O. Todd
SKAMANIA COUNTY TREASURER

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN BY THIS REFERENCE.

(commonly known as 1622 Bell Center Road, 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): 01-05-08-0-0-0901-00

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 May 4, 2011

CitiFinancial, Inc.

By: *Carrie Wallace*
Olympus Asset Management, Inc., as Attorney in
Fact *Carrie Wallace, VP*

EXHIBIT 'A'

PARCEL I

A tract of land located in the Southwest Quarter of the Northeast Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of the said Section 8: Thence East along the North line of said subdivision 575 feet; Thence South 230 feet; Thence West parallel to the North line of said subdivision 575 feet to intersection with the Quarter Section line; Thence North 230 feet to the Point of Beginning.

EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY DEED RECORDED UNDER BOOK 60, PAGE 350.

ALSO EXCEPT A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

Beginning at a 5/8 " iron rod making the Quarter corner between Sections 5 and 8 as noted in a "Land Corner Record" filed in Book 161 of deeds, page 708, Skamania County Auditors Records; thence South 01° 31' 00" West along the West line of the Northeast Quarter of Section 8, for a distance of 1298.00 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 8, said point being the Northwest corner of the Thompson Tract, as described in Deed book 63, page 614, Skamania County Auditors Records; Thence North 89° 50' 42" East, along the North line of the Thompson Tract and along the North line of the Southwest Quarter of the Northeast Quarter, for a distance of 575.00 feet to the Northeast corner of the Thompson Tract; Thence South 01° 31' 00" West, 230.00 feet to the Southeast corner of the Thompson Tract and the True Point of Beginning; Thence South 89° 50' 42" West along the South line of the Thompson Tract, 320.00 feet to a 5/8" iron rod as set in a 1998 Hagedorn Incorporated Survey; Thence North 77° 35' 13" East, 329.56 feet to a 5/8" iron rod (1998 Hagedorn, Inc. Survey) on the East line of the Thompson Tract; Thence South 01° 31' 00" West, 70.00 feet to the True Point of Beginning.

PARCEL II

A portion of the Southwest Quarter of the Northeast Quarter of Section 8, Township 1 North, Range 5 East , in the County of Skamania, State of Washington, described as follows:

Beginning at a 5/8" iron rod marking the Quarter corner between Sections 5 and 8 as noted in a land corner record filed in book 161, of deeds, page 708, Skamania County Auditors Records; Thence South 01° 31' 00" West, along the West line of the Northeast Quarter of Section 8, for a distance of 1298.00 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 8, said point being the Northwest corner of

the Thompson Tract as described in Deed book 63, page 614, Skamania County Auditors Records; Thence North $89^{\circ} 50' 42''$ East, along the North line of the Thompson Tract and along the North line of the Southwest Quarter of the Northeast Quarter, for a distance of 575.00 feet to the Northeast corner of the Thompson Tract; Thence South $01^{\circ} 31' 00''$ West, 230.00 feet to the Southeast corner of the Thompson tract; Thence South $89^{\circ} 50' 42''$ West, along the South line of the Thompson Tract, 320.00 feet to a $\frac{3}{8}$ " iron rod as set in a 1998 Hagedorn, Incorporated Survey and the True Point of Beginning of the tract to be described; Thence South $66^{\circ} 10' 00''$ West, 144.53 feet to a $\frac{3}{8}$ " iron rod (1998 Hagedorn, Inc. Survey); thence South $21^{\circ} 00' 00''$ East, 120.00 feet to a $\frac{3}{8}$ " iron rod (1998 Hagedorn, Inc. Survey); Thence South $47^{\circ} 00' 00''$ West, 15.00 feet to a $\frac{3}{8}$ " iron rod on the Northeasterly right of way line of the Belle Center County Road as conveyed to Skamania County as described in book 60 of Deeds, page 350; Thence following said Northeasterly right of way line, along the arc of a 925 foot radius curve to the right, (the radial bearing of which is North $51^{\circ} 40' 07''$ East), through a central angle of $06^{\circ} 02' 32''$, for an arc distance of 97.55 feet to a

point opposite Engineer's Station 83+50 and 30 feet right thereof; Thence North $57^{\circ} 42' 39''$ East, 5.00 feet to a point 35 feet right of Engineer's Station 83+50; Thence along the arc of a 920 foot radius curve to the right through a central angle of $05^{\circ} 59' 58''$, for an arc distance of 96.34 feet to a point opposite Engineer's Station 84+50 and 35 feet right thereof; Thence South $63^{\circ} 42' 37''$ West, 5.00 feet to a point 30 feet right of Engineer's Station 84+50; thence along the arc of a 925 foot radius curve to the right through a central angle of $01^{\circ} 06' 22''$, for an arc distance of 17.86 feet to a point opposite Engineer's Station PT 84+80.71 and 30 feet right thereof; Thence North $26^{\circ} 17' 23''$ West, 8.93 feet to the South line of the Thompson Tract; Thence leaving said Northeasterly right of way line, North $89^{\circ} 50' 42''$ East, 211.65 feet to the True Point of Beginning.

Skamania County Assessor
 Date 5/11/11 Parcel 1-S-8-901
 65

Exhibit "B"

An easement, including the terms and provisions thereof, January 17, 1942 recorded in Book 28, Page 572.

An easement, including the terms and provisions thereof, recorded June 4, 1912 in Book N, Page 583.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded December 17, 1971 in Book 63, Page 614.

An easement, including the terms and provisions thereof, recorded in Book 35, Page 26.

Agreement, including the terms and provisions thereof, recorded April 29, 1992 in Book 128, Page 418.

Covenants, conditions, easements and restrictions as set forth in the document recorded in Book 3, Page 343.

An easement, including the terms and provisions thereof, recorded May 9, 1930, in Book W, Page 391.

STATE OF maine }
County of Cumberland } SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 4th day of may, 2011, before me, the undersigned, a Notary Public in and for the State of maine, duly commissioned and sworn, personally appeared Carne Wallace to me known to be the VP of Olympus Asset Management, Inc., Attorney in Fact for Citifinancial, Inc., and acknowledged that he/she signed the same in his/her capacity as of Olympus Asset Management, Inc., 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.

M. McDonald
Print Name
Notary Public in and for the State of _____
Residing at _____
My appointment expires _____

(commonly known as 1622 Bell Center Road, Washougal, WA 98671) **MEGHAN MCDONALD**
Notary Public, Maine
My Commission Expires
April 9, 2016