

Recording requested by:
ServiceLink

Return Address:
Jacob G. Benson
1972 Labarre Road,
Washougal, WA 98671

REAL ESTATE EXCISE TAX

29447

MAR 13 2012

Exempt

Cy deputy

SKAMANIA COUNTY TREASURER

SITE 32378

Document Title(s)
SPECIAL LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s)
Federal National Mortgage Association
Grantee(s)
Jacob G. Benson, a single man
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)
S28, T2N, R5E
for 3
Assessor's Property Tax Parcel/Account Number
02052810020300
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,
Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16608.

After Recording Return To:

Jacob G. Benson

1972 Labarre Road, Washougal, WA 98671

Commitment Number: 2815817

Seller's Loan Number: 1705116991

ASSESSOR PARCEL IDENTIFICATION NUMBER:

02052810020300

ABBREVIATED LEGAL: S28, T2N, R5E

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$164,000.00 (One Hundred and Sixty-Four Thousand Dollars and no Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **Jacob G. Benson, a single man**, hereinafter grantee, whose tax mailing address is **1972 Labarre Road, Washougal, WA 98671**, the following real property:

LEGAL DESCRIPTION:

A tract of land in Section. 28, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows: Beginning at a point on the Southerly side of the Right of Way of the LaBarre County Road which point is South 1,319.88 feet and West 1,688.77 feet from the Northeast corner of said Section 28; thence 46°42' 23" East 561.61 feet; thence South 44° 00' 44" West 410.18 feet; thence North 41° 38' 34" West 572.46 feet to the County Road; Right of Way; thence through a curve to the right with a radius of 138.52 feet through a central angle of 43° 00' 00" a distance of 103.86 feet; thence North 59° 43' 00" East 50.92 feet; thence along a curve to the left with a radius of 290.44 feet through a central angle of 19° 03' 00" a distance of 91.50 feet; thence North 41° 40' 00" East 119.33 feet to the Point of Beginning.
Assessors Parcel Number: 02052810020300

Property Address is: 1972 Labarre Road, Washougal, WA 98671.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: _____

Skamania County Assessor
Date 3-13-12 Parcel# 25-28-1-203
DM

Executed by the undersigned on Mar. 9th, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Megan Mills
Name: Megan Mills
Title: AVP

STATE OF California
COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 9th day of March, 2012, by Megan Mills of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown photo ID as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Donald B. Marsters
NOTARY PUBLIC
My Commission Expires MAY 12, 2013

