AFN #2012180854 Recorded 06/12/2012 at 12:18 PM DocType: DEED Filed by: SKAMANIA COUNTY TITLE COMPANY Page: 1 of 3 Auditor Timothy O. Todd Skamania County, WA

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

JVV INVESTMENTS, LLC

124 NIEMI ROAD

LONGVIEW, WA 98632

REAL ESTATE EXCISE TAX

29587 JUN 1 2 2012

Columbia Gorge Title \_\_- 7257

CUCLE OF ELLEN COUNTY TREASURER

## SPECIAL WARRANTY DEED

**Grantor:** 

TARA PETERSON, Personal Representative of the Estate of

**ROSLYN E. PETERSON** 

Grantee:

JVV Investments, LLC, a Washington Limited Liability

Company

Abbreviated Legal:

The West 80 Feet of Lot 5, Malfait Riverfront Tracts

Assessor's Tax Parcel #

02-05-31-4-3-0900-00

**Other Reference Nos:** 

143787; 127412; 2010174994

CTAWA- 31537-JS

THE GRANTOR, TARA PETERSON, Personal Representative of the Estate of ROSLYN E. PETERSON,

for and in consideration of Ten Dollars and other valuable consideration, hereby grants, bargains, sells, conveys and confirms to JVV Investments, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skamania, State of Washington:

Date 6-12-12 Parcel 2-5-31-4-3-900

The West 80 feet of Lot 5 MALFAIT RIVER FRONT TRACTS, according to the recorded Plat thereof, recorded in Book A of Plats, Page 123, in the County of Skamania, State of Washington.

Together with and subject to covenants, restrictions, easements, conditions, and reservations of record.

SEE ATTACHED EXHIBIT "B" (Commonly known as 191 Malfait Tracts Road, Washougal, WA 98671)

SPECIAL WARRANTY DEED - 1 PETERSON ESTATE\D SW DEED

PABST HOLLAND & REYNOLDS, PLIC ATTORNEYS AT LAW 900 Washington Street, Suite 820 Vancouver, Washington 98660 (360) 693-1910 • (503) 222-9201 AFN #2012180854 Page: 2 of 3

The Grantor for herself and for her successors in interest does 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 does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Dated this \(\frac{1}{\sqrt{}}\) day of June, 2012.

TARA PETERSON, Personal Representative of the Estate of Roslyn E. Peterson, and not in her individual capacity

TERSUAL PEPESBUATIVE

STATE OF WASHINGTON ) : ss County of \_\_\_\_\_\_\_ )

I certify that TARA PETERSON appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act as Personal Representative of the Estate of Roslyn E. Peterson for the uses and purposes mentioned in the instrument.

DATED this \ \ \ day of June, 2012.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 05/69/15

JESSICA R. SWIFT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 9, 2015

SPECIAL WARRANTY DEED - 2 PETERSON ESTATE\D SW DEED

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Exhibit "B"

The buyer of the property agrees they will not re-sale the home within 90 calendar days of the closing date.

