

**AFTER RECORDING RETURN TO:**

Kyle Downs  
1410 N. 'Q' St.  
Washougal, WA 98671

**REAL ESTATE EXCISE TAX**

29703  
SEP - 6 2012  
PAID 2,223.50  
Cg deputy  
SKAMANIA COUNTY TREASURER

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC  
Escrow Number: 1111887  
Title Number: 032448 \*\*Columbia Gorge Title, LLC\*\*

**Special Warranty Deed**

Property Address: 14 Powell Blvd, North Bonneville, WA 98639  
Tax Account No.: 02-07-16-3-0-0303-00 Aur  
Abbreviated Legal Description: SW1/4 of S16, T2N, R7E

**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,  
GRANTOR,**

for and in consideration of \$145,000.00, in hand paid, bargains, sells, and conveys to

**KYLE DOWNS, an unmarried man  
GRANTEE,**


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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT TO: (1) Any and all property taxes (including any assessments collected with taxes), in an undetermined amount, which are or shall be a lien but are not yet payable, and which shall be levied by the State and/or County for the next taxable or fiscal year; (2) Easement, including the terms and provisions thereof, recorded in Book 'O', page 236, Skamania County Deed Records; (3) Easement, including the terms and provisions thereof, recorded in Book 51, Page 363, Skamania County Deed Records; (4) Easement, including the terms and provisions thereof, recorded April 16, 1973 in Book 65, Page 120, Auditor File No. 75962, Skamania County Deed Records; (5) Covenants, conditions, easements and restrictions as set forth in the document recorded in Book 1, Page 44; (6) Estoppel Affidavit recorded September 29, 2011, in Auditor File No. 2011179142; (7) Any and all items listed on the pages attached hereto, disclosed of the public record, or listed on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

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GRANTOR:

  
NationStar Mortgage LLC d/b/a Champion Mortgage Company  
BY: JULIE LINDLEY  
ITS: ASST. SECRETARY

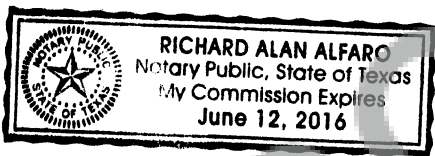
STATE OF TEXAS  
COUNTY OF HARRIS SS.


On this, the 5<sup>TH</sup> day of JULY, 2012,

I certify that I know or have satisfactory evidence that JULIE LINDLEY is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes

mentioned in this instrument. And that he / she / they is / are the ASST. SECRETARY of NationStar Mortgage LLC d/b/a Champion Mortgage Company, and is authorized to sign on its behalf.

Dated: 7/5/12



  
Notary name printed or typed: RICHARD ALAN ALFARO  
Notary Public in and for the State of TEXAS  
Residing at  
My appointment expires: JUNE 12, 2016

UNRECORDED COPY

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EXHIBIT 'A'

A tract of land in the Southwest Quarter of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at an iron rod at the intersection of the Northerly line of the Moffetts - Carpenter County Road with the Northwesterly line of the Bonneville Power Administrations No. 1 and 2 Bonneville - Coulee Transmission line right of way, said point being North 51°30'41" East 1,464.62 feet from an iron pipe marking a witness corner to the Southwest corner of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, said pipe being North 01°29'49" East from the Southwest corner of said Section 16; thence North 33°24'00" East along said transmission line right of way 178.17 feet; thence North 56°36'00" West 225 feet; thence South 33°24'00" West 147.68 feet; thence along the Northerly line of Moffetts - Carpenter County Road 227.06 feet to the Point of Beginning.

Also known as Lot 2 of the K. W. Peterson Short Plat, recorded in Book 1 of Short Plats, Page 44, Skamania County Records.

By Skamania County Assessor  
Date 8/16/12 Parcel# 2-7-16-3-303