

AFTER RECORDING MAIL TO

Brian S Mathany
351 Metzger Rd
Carson, WA 98610

REAL ESTATE EXCISE TAX

29767
OCT 25 2012
PAID 854.15
Nickie Chelland
SKAMANIA COUNTY TREASURER

BARGAIN AND SALE DEED

JPMorgan Chase Bank, National Association, a national association organized and existing under the laws of the United States, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), for and in consideration of Fifty Five Thousand Five Hundred and 00/100ths Dollars (\$55,500.00), in hand paid, bargains, sells, and conveys to Bryan S. Mathany, a single person, whose mailing address is 351 Metzger Rd, Carson, WA 98610 ("Grantee"), the following described estate, situated in the County of Skamania, State of Washington, subject to the encumbrances and exceptions described on Exhibit A attached hereto:

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in County of Skamania, State of Washington, described as follows:

Lot 3 of the Bill Coates Short Plat, recorded in Book 3 of Short Plats, Page 250, Skamania County Records.

Skamania County Assessor
Date 10/25/12 Parcel# 3-8-17-3-1412-09

Assessor's Property Tax Parcel/Account Number: 03081730141200

Grantor for itself/themselves and for its/their successors in interest do(es) by these presents expressly limit the covenants of this Deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, it/they will forever warrant and defend the said described real estate.

(Signature page follows)

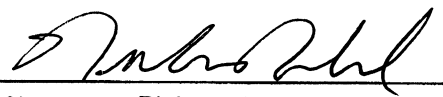
RP

(Signature page to Bargain and Sale Deed)

Dated: October 19, 2012

GRANTOR:

JPMorgan Chase Bank, National Association, a national association

By: 
Name: Richard Dodd
Its: Vice President

STATE OF _____)
)-ss
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ [Name]
is the person who appeared before me, and said person acknowledged that s/he signed this
instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged
it as the _____ [Title] of _____ [Name of
corporation, limited liability company or partnership], a _____ [Type of Entity
and State of Organization for such corporation, limited liability company or partnership] to be
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

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

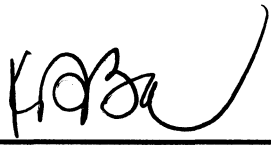
See Attached
Notary Acknowledgement



STATE OF FLORIDA

COUNTY OF DUVAL

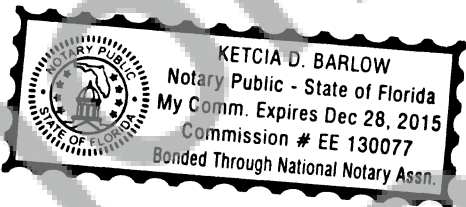
The foregoing instrument was acknowledged before me this October 19, 2012, by Richard Dodd, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X 

Notary Public

(seal)

Printed Name: Ketcia D. Barlow



RD

EXHIBIT A

Permitted Encumbrances and Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.