

Recording requested by:
ServiceLink

Return Address:
William A Duff
1801 Belle Center Rd
Washougal, WA 98671

Document Title(s) SPECIAL WARRANTY DEED
Reference Number(s) of Documents assigned or released: 3298445/S14-0294KM
Grantor(s) Bank of America, N.A.
Grantee(s) William A Duff, an unmarried man
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Section 8, Township 1 North, Range 5 East of the Willamette Meridian
Assessor's Property Tax Parcel/Account Number 01050800020300 <i>LM</i>
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.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31051
FEB - 2 2015

PAID \$4,3105.50
Wadey Blum Deputy
SKAMANIA COUNTY TREASURER

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

WILLIAM A. DUFF

1801 BELLE CENTER ROAD, WASHOUGL, WA 98671

Commitment Number: 3298445

ASSESSOR PARCEL IDENTIFICATION NUMBER:

01050800020300

BANK OF AMERICA, N.A., whose mailing address is **2505 W Chandler Blvd., (Mail Code: AZ1-805-03) Chandler, AZ 85224**, hereinafter grantor, for \$285,000.00 (Two Hundred Eighty Five Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **WILLIAM A. DUFF, AN UNMARRIED MAN**, hereinafter grantee, whose tax mailing address is **1801 BELLE CENTER ROAD, WASHOUGL, WA 98671**, the following real property:

LEGAL DESCRIPTION:

That portion of the Northeast Quarter of the Northwest Quarter and the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, lying Westerly of County Road No. 1004, designated as the Belle Center Road, described as follows: Beginning at a point on the West line of the East Half of the Northwest Quarter of the Northwest Quarter of said Section 8, that is 555 feet North of the Southwest corner thereof, said point being the True Point of Beginning, thence South along the West line a distance of 555 feet to the South line of the Northwest Quarter of the Northwest Quarter of said Section 8 thence East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 8 and the Easterly extension thereof to the Southwest corner of that tract conveyed to Lewis A. Chartrand, et. Ux., by deed recorded at page 734 of Book 66 of Deeds, records of Skamania County; thence North 04' 47' West along the West line of said Chartrand Tract a distance of 536.14 feet to the Northwest corner thereof; thence North 76' 51' East along the North line of said Chartrand Tract a distance of 22.6 feet, more or less, to the Westerly line of said County Road No. 1004; thence Northerly along the Westerly line of said County Road No. 1004 a distance of 195 feet; thence Southwesterly to the True Point of Beginning.
Assessor's Parcel Number: 01050800020300

Property Address is: 1801 BELLE CENTER ROAD, WASHOUGL, 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: 30857

Skamania County Assessor
Date 2/2/15 Parcel # 1-5-8-0-0-203
JM

Executed by the undersigned on December 22, 2014:

BANK OF AMERICA, N.A.

By: 

Name: Alecia Bryant

Title: Assistant Vice President

State of Texas)

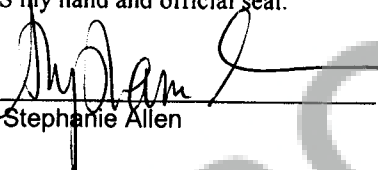
County of Dallas)

On December 22, 2014 before me, Stephanie Allen, a Notary Public in and for said State, personally appeared, Alecia Bryant, who

proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

Stephanie Allen

