


Recording requested by:

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31194
APR 27 2015

Return Address:

IRA & SHERRY LETHCO
1742 WIND RIVER RD
CARSON, WA 98610

PAID *Exempt*
Sherry Lynn Shacklett
SKAMANIA COUNTY TREASURER

| |
|--|
| Title(s) SPECIAL WARRANTY DEED |
| Reference Number(s) of Documents assigned or released: 3310512 |
| Grantor(s) FEDERAL HOME LOAN MORTGAGE CORPORATION |
| Grantee(s) IRA STANLEY LETHCO and SHERRY LYNN SHACKLETT, LETHCO |
| Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 1 CARSON VALLEY SP #1 BK 3/PG 172 |
| Assessor's Property Tax Parcel/Account Number 03-08-20-4-1-0200-00  |
| 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, 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:

**IRA STANLEY LETHCO and SHERRY LYNN SHACKLETT LETHCO
1742 WIND RIVER RD., CARSON, WA 98610**

Commitment Number: 3310512

Seller's Loan Number: 323127592

ASSESSOR PARCEL IDENTIFICATION NUMBER:

03-08-20-4-1-0200-00

ABBREVIATED LEGAL: LOT 1 CARSON VALLEY SP #1 BK 3/PG 172

Exempt: WAC 458-61A-205.

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$119,900.00 (One Hundred Nineteen Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **IRA STANLEY LETHCO** and **SHERRY LYNN SHACKLETT, LETHCO**, hereinafter grantees, whose tax mailing address is **1742 WIND RIVER RD., CARSON, WA 98610**, the following real property:

LEGAL DESCRIPTION:

Lot 1, CARSON VALLEY SHORT PLAT NO. 1, according to the Plat thereof, recorded in Book 3, Page 172, Skamania County Short Plat Records, being a portion of the Southeast Quarter of the Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian; ALSO that portion of Lot 1 of the Carson Valley Short Plat No. 2, according to the Plat thereof, recorded in Book 3, Page 173, Skamania County Short Plat Records, described as follows: Beginning at the Southwest corner of said Lot 1; thence East 199.45 feet to the Southeast corner thereof; thence North along the East Line of said Lot, a distance of 70.03 feet; thence South 78° 33' 18" West 204.09 feet to a point on the West line of said lot which is 26.97 feet to the Point of Beginning, being a portion of the Northeast Quarter of Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian.

Assessor's Parcel Number: 03-08-20-4-1-0200-00

Skamania County Assessor
Date 4-27-15 Parcel# 3-8-20-4-1-200

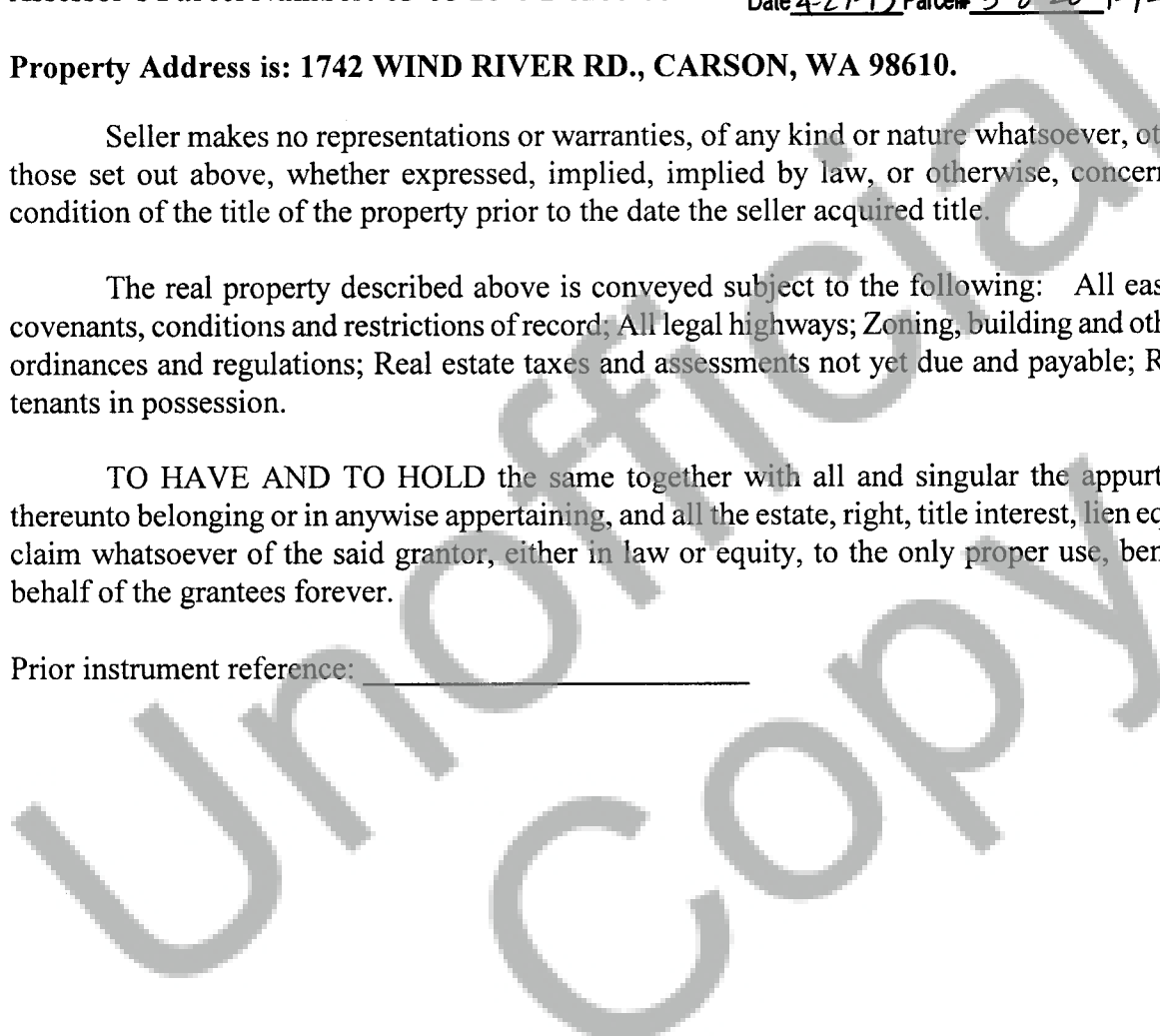
Property Address is: 1742 WIND RIVER RD., CARSON, WA 98610.

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 grantees forever.

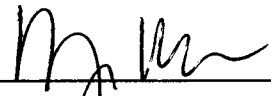
Prior instrument reference: _____



Executed by the undersigned on 4/24, 2015:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: 

Print Name: Megan Mills

Its: AVP

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2015 by _____ of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Unofficial Copy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of Orange

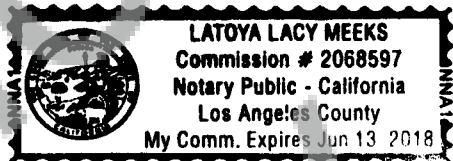
On 4-24-2015 before me, LaToya Lacy Meeks
(insert name and title of the officer)

personally appeared MEGAN MILLS AVP
who proved to me on 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



UNOFFICIAL COPY