

Recording requested by:
ServiceLink

Return Address:
DEVON GROOM
2080 Greenleaf Drive, North Bonneville, WA 98639

Document Title(s) SPECIAL/LIMITED WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
Grantee(s) DEVON GROOM, a single man
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 4 DEBBIE SULLIVAN SP Bk T/PG 98 Skamania County, WA
Assessor's Property Tax Parcel/Account Number 02-07-20-1-0-0215-00 30
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
31817
MAY 09 2016

PAID, EXEMPT
Waymire Robert J.
SKAMANIA COUNTY TREASURER

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:


DEVON GROOM

2080 Greenleaf Drive, North Bonneville, WA 98639

Commitment Number: 3367643

Seller's Loan Number: 1702795712

ASSESSOR PARCEL IDENTIFICATION NUMBER:

02-07-20-1-0-0215-00 

ABBREVIATED LEGAL: Lot 4 DEBBIE SULLIVAN SP Bk T/PG 98

Exempt: WAC 458-61A-205 (2).

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$213,800.00 (Two Hundred Thirteen Thousand Eight Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **DEVON GROOM**, a single man, hereinafter grantee, whose tax mailing address is **2080 Greenleaf Drive, North Bonneville, WA 98639**, the following real property:

LEGAL DESCRIPTION:

A tract of land in Section 20, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 4 of the Debbie Sullivan Sho1t Plat, recorded in Book 'T' of Short Plats, Page 98, Skamania County Records. Assessor's Parcel Number: 02-07-20-1-0-0215-00

Property Address is: 2080 Greenleaf Drive, North Bonneville, WA 98639.

Skamania County Assessor
Date 5-9-14 Parcel# 2-7-20-1-215
DCL

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.

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: _____

Executed by the undersigned on 5/5, 2016:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: [Signature]

Name: Megan Mills

Title: AVP

STATE OF _____
COUNTY OF _____

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this _____ day of _____, 2016,
by _____ of ServiceLink, A Division of Chicago Title
Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL
NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with
full authority to act for said corporation in this transaction, who is known to me or has shown
_____ as identification, who after being by me first duly sworn, deposes and says
that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned
corporation and acknowledge said authority is contained in an instrument duly executed,
acknowledged, and recorded as set forth above, and that this instrument was voluntarily executed
under and by virtue of the authority given by said instrument granting him/her power of attorney.

see Attached

NOTARY PUBLIC
My Commission Expires _____

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.

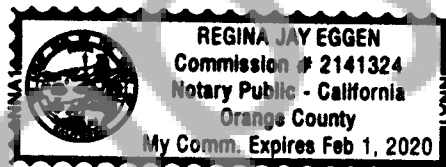
State of California
County of Orange


On May 5, 2016 before me, Regina Jay Eggen - Notary Public
(insert name and title of the officer)

personally appeared MEGAN MILLS,
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)