

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31873
JUN 06 2016

PAID EXEMPT
Andrew Mann Deputy
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:

KYLE W. GALLIPO

41 POLAR BEAR LANE WAHOUGAL, WA 98671

Commitment Number: 3354262

Seller's Loan Number: 399718567

ASSESSOR PARCEL IDENTIFICATION NUMBER:

02-05-33-0-0-0900-00

ABBREVIATED LEGAL:

PTN. SEC 33, T2N R5E, W.M.

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

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$195,000.00 (One Hundred Ninety Five Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **KYLE W. GALLIPO, A SINGLE MAN** hereinafter grantee, whose tax mailing address is **41 POLAR BEAR LANE WAHOUGAL, WA 98671**, the following real property:

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at the Northeast corner of the North Quarter of the Northeast Quarter of the said Section 33; thence West along the North line of said subdivision 462 feet; thence South to intersection with the centerline of the county road known and designated as the Washougal River Road, said point being the initial point of the tract hereby described; thence North 400 feet, more or less, to intersection with the South line of a tract of land conveyed to Joseph F. Beaudoin, ex ux, by instrument recorded in Book 61, Page 109; thence West 200 feet; thence South 400 feet, more or less, to intersection with the centerline of the Washougal River Road aforesaid; thence following the centerline of said road in a Easterly direction 200 feet, more or less, to the initial point.

Assessor's Parcel Number: 02-05-33-0-0-0900-00

Property Address is: 41 POLAR BEAR LANE WAHOUGAL, 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.

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: _____

Skamania County Assessor
Date 6-2-16 Parcel# 02-05-33-0-0-0900-00
[Signature]

Executed by the undersigned on May 24, 2016:

Federal Home Loan Mortgage Corporation

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

By: [Signature]

Print Name: Megan Mills Ave

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2016 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.

See Attached

Notary Public

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.

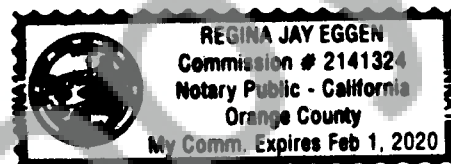
State of California
County of Orange

On May 24, 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 [Signature] (Seal)

ROSENBERG LPA
ATTORNEYS AT LAW
3805 EDWARDS ROAD, SUITE 550
CINCINNATI, OHIO 45209
(513) 247-9605 FAX: (866) 611-0170

ROSENBERG LPA MAIN NUMBER: 1-800-479-1521
E-MAIL: DOCUMENTS@ROSENBERGLPA.COM
DIRECT FAX: (866) 611-0170

May 23, 2016

Commitment Number: 3354262
Seller's Loan Number: 399718567
Property Address: 41 POLAR BEAR LANE WAHOUGAL, WA 98671

Grantee(s): **KYLE W. GALLIPO**

Re: Deed Prepared for FEDERAL HOME LOAN MORTGAGE CORPORATION

For Preparation of a Deed for FEDERAL HOME LOAN MORTGAGE CORPORATION

\$ 60.00

ROSENBERG LPA
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3805 EDWARDS ROAD, SUITE 550
CINCINNATI, OHIO 45209
(513) 247-9605 FAX: (866) 611-0170
E-MAIL: DOCUMENTS@ROSENBERGLPA.COM

May 23, 2016

Re: Deed Preparation

Dear FEDERAL HOME LOAN MORTGAGE CORPORATION:

We have been asked to prepare a deed for you. You may use this document if you wish or you may use a document prepared by another attorney. It is your choice whether or not to use the document attached to this letter. If you decide that you do not want to use the attached document, there is no charge for the preparation of the document. We ask that you pay the invoice attached to the document only if you decide to use the document.

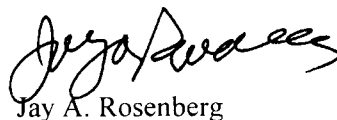
If you decide to use the document attached to this letter, the following information is designed to explain and to confirm that you have retained our Firm for the limited purpose of the preparation of a deed or other document.

Our engagement is limited to the preparation of these documents based upon information which you or your agents have furnished to us, or which has been furnished to us by title companies or information secured from public records. Our engagement is limited to assuring that the documents are in the proper form for the jurisdiction in which they are to be recorded and that the instruments, when recorded or filed, will accomplish their stated purpose. In connection with the preparation of these documents we are not performing an examination of title and are not giving advice with respect to the suitability of the transaction to your circumstances. Transactions involving real property can involve tax, estate planning, family planning and other considerations. This letter represents a binding contract, which limits our obligations to you. If you wish advice with respect to this letter or anything mentioned in this letter or any documents which we prepare, you should feel free contact us, for no additional charge or additional fee, or should consult with an attorney of your choice.

If a revision of the document is required you are authorized to make clerical changes but are not authorized to make substantive changes. We define clerical changes as inserting or changing the purchase price, inserting dates and prior deed references and correcting spelling errors. You must contact us and request revisions for substantive changes in the documents. We define substantive changes as those changes that change the legal rights of the parties.

You agree to cooperate with us in performing our services by furnishing requested information and by executing correcting documents, if required. You authorize us to disclose information that we may learn during our representation to lenders, title companies and escrow agents and authorize those companies to provide information to us and authorize us to rely on such information.

Very truly yours,



Jay A. Rosenberg

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