

When Recorded Return To:
Jordan H. Holsen
837 NE Wheelock Place
Beaverton, OR 97006

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31930
JUN 30 2016

PAID \$ 509.90
Hudson Alan Deputy
SKAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 28th day of June, 2016, between **RES-WA FOUR, LLC**, a Florida limited liability company ("**Grantor**"), whose address is c/o Rialto Capital Advisors, LLC, 790 NW 107th Avenue, Suite 400, Miami FL 33172, in favor of **JORDAN H. HOLSEN ("Grantee")**/whose address is 837 NE Wheelock Place, Beaverton, OR 97006:
a single man

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Skamania, State of Washington, and more particularly described on the attached **Exhibit A** (the "**Property**"). **ABBREVIATED LEGAL: Lot 2 Eagle Peak**
SP # 2006162927 Parcel # 01-05-05-0-0-0702-00

Subject however, to:

- (a) Real property taxes and assessments for the current fiscal year and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

RES-WA FOUR, LLC,
a Florida limited liability company

By: Multibank 2009-1 RES-ADC Venture LLC, a
Delaware limited liability company, its sole member

By: RL RES 2009-1 Investments, LLC, a
Delaware limited liability company, its
manager

By: Rialto Capital Advisors, LLC, a
Delaware limited liability company,
its attorney in fact

By: [Signature]
Name: Jonathan Horowitz
Title: Authorized Signatory

By: [Signature]
Name: Frank Liano
Title: Authorized Signatory

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28th day of June, 2016 by Jonathan Horowitz as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, as attorney in fact of RL RES 2009-1 Investments, LLC, a Delaware limited liability company, as manager of Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company, as the sole member of **RES-WA FOUR, LLC**, a Florida limited liability company, on behalf of the company. He X is personally known to me or has produced a driver's license as identification.



[Signature: M Shaffer]
Notary Public
Print Name: Michelle Shaffer
Serial No. (if any):

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28th day of June, 2016 by Frank Liano as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, as attorney in fact of RL RES 2009-1 Investments, LLC, a Delaware limited liability company, as manager of Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company, as the sole member of **RES-WA FOUR, LLC**, a Florida limited liability company, on behalf of the company. He X is personally known to me or ___ has produced a driver's license as identification.



M Shaffer

Notary Public

Print Name: Michelle Shaffer

Serial No. (if any): _____

Unofficial Copy

EXHIBIT A

A Tract of land in Section 5, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington.

Lot 2 of the Eagle Peak Short Plat recorded in Auditor File No. 2006162927.

Together with an easement for Access as shown on the recorded Short Plat in Auditor File No. 2006762927 and 2005162893.

Skamania County Assessor
Date 6/30/16 Parcel# 1-5-5-702



Unofficial Copy

AFFIDAVIT

STATE OF FLORIDA)
)
 COUNTY OF MIAMI-DADE) SS:

*Jonathan Horowitz
and Frank Liano*

BEFORE ME, the undersigned authority, personally appeared _____ ("Affiant") as authorized signatory of **Rialto Capital Advisors, LLC**, a Delaware limited liability company, as attorney in fact of **RL RES 2009-1 Investments, LLC**, a Delaware limited liability company, as manager of **Multibank 2009-1 RES-ADC Venture, LLC**, a Delaware limited liability company, the sole member of **RES-WA FOUR, LLC**, a Florida limited liability company ("Seller"), who being by me first duly sworn, deposes and says:

1. Seller is this day conveying its rights, title and interest in and to the real property more particularly described on the attached **Exhibit A** hereto (the "**Property**") to **JORDAN H. HOLSEN** ("**Buyer**").

2. There have been no improvements, alterations or repairs to the Property authorized by Seller for which the costs thereof remain unpaid; there are no construction, materialmen's or laborers' liens against the Property arising through work performed by or for Seller.

3. Pursuant to Section 1445 of the Internal Revenue Code, a transferee (buyer) of a U.S. Real property interest must withhold tax if the transferor (seller) is a foreign person. This Affidavit is given to inform Buyer that withholding of tax is not required upon Seller's disposition of a U.S. real property interest. Seller is not a nonresident alien for purposes of U.S. income taxation purposes. Seller's U.S. taxpayer identifying number is 90-0798683. Seller understands that this certification may be disclosed to the Internal Revenue Service by Buyer and that any false statement made here could be punished by fine, imprisonment or both.

4. There are no parties in possession of the Property.

5. There are no matters pending by or against Seller that could give rise to a lien that could attach to the Property between _____, 2016 at _____ a.m., the date of the last certification (the "**Last Certification Date**") of _____ Title Insurance Company (the "**Title Company**") Title Insurance Commitment No. _____ (the "**Commitment**") and the date of the recording of the deed (the "**Deed**") from Seller to Buyer. Seller has not executed, and will not execute, any instrument that would adversely affect the title to the Property except as contained in the Commitment. Seller will indemnify and hold Buyer and the Title Company harmless from all liens or title defects created by or against Seller subsequent to the Last Certification Date and prior to recordation of the Deed (provided, however, that Buyer promptly instructs the Title Company to record the Deed and the Title Company promptly records the Deed).

6. Under penalties of perjury Affiant declares that he has examined this certification and to the best of his knowledge and belief it is true and complete.

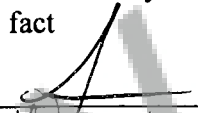
FURTHER AFFIANT SAITH NOT.


RES-WA FOUR, LLC,
a Florida limited liability company

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By: RL RES 2009-1 Investments, LLC, a
Delaware limited liability company, its
manager

By: Rialto Capital Advisors, LLC, a
Delaware limited liability company,
its attorney in fact

By: 
Name: Jonathan Horowitz
Title: Authorized Signatory

By: 
Name: Frank Liano
Title: Authorized Signatory

N Shaff
Notary Public
Print Name: Michelle Shaffer
Serial No. (if any): _____

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