

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

31974
JUL 19 2016

PAID Exempt
by 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:

KENNETH WINGER and SANDRA WINGER
211 HEMLOCK RD., CARSON WA 98610

Commitment Number: 3378819

Seller's Loan Number: 302814221

ASSESSOR PARCEL IDENTIFICATION NUMBER:
04072610070000

ABBREVIATED LEGAL Northwest Quarter of the Northeast Quarter of Section 26,
Township 4 North, Range 7 East of the Willamette Meridian

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

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$275,000.00 (Two Hundred Seventy Five Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **KENNETH WINGER and SANDRA WINGER**, husband and wife, as joint tenants with right of survivorship hereinafter grantees, whose tax mailing address is **211 HEMLOCK RD., CARSON WA 98610**, the following real property:

LEGAL DESCRIPTION:

PARCEL I That portion of the Northwest Quarter of the Northeast Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 297.4 feet South of the Quarter corner on the North line of the said Section 26 marking the intersection of the center line of the County Road known as Hemlock Road as reconstructed and reestablished and the center line running North and South through the said Section 26; thence South along said center line 314 feet to the Southwest corner of the tract of land conveyed to the granters by deed dated March 3, 1951, and recorded at Page 396 of Book 33 of Deeds, Records of Skamania County, Washington; thence East 300 feet; thence North 370.41 feet, more or less, to the center of said Hemlock Road; thence South 79°21' West following the center of said Hemlock Road 305.26 feet, more or less, to the Point of Beginning.

PARCEL II

A portion of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southeast corner of the Parcel described in that particular document recorded in Book 44 at Page 247 of Deeds, which is an iron rod; thence North 211.92 feet to the Point of Beginning; thence continuing North 97.70 feet to a point (from which an iron rod bear North 28.82 feet); thence South 26° 34' 39" East, 80.45 feet; thence South 64° 49' 30" West, 43.73 feet to the Point of Beginning.

Assessor's Parcel Number: 04072610070000

Skamania County Assessor
Date 7-11-16 Parcel# 2-7-26-1-700
(13)

Property Address is: 211 HEMLOCK 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.

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.

Executed by the undersigned on 7/8, 2016:

Federal Home Loan Mortgage Corporation

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.**

By: _____

Print Name: GLADYS FRANCO

Its: ATP

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 July 8, 2016 before me, Regina Jay Eggen - Notary Public
(insert name and title of the officer)

personally appeared Gladys Franco,
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)

