

Recording requested by:
ServiceLink

Return Address:
Vonitta S. Gable
31606 SE 37th Circle
Washougal, WA 98671

Document Title(s) SPECIAL WARRANTY DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) Bank of America, N.A
Grantee(s) VONNITTA S. GABLE
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) ** See attached legal** on page 2 of 3 / Ptn. Sec 28, T2N, R5E W.M.
Assessor's Property Tax Parcel/Account Number 02050000800400
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
32047
AUG 25 2016

PAID \$ 2,438.13
Melissa Palmer 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:

VONNITTA S. GABLE

31606 SE 37TH CIRCLE, WASHOUGAL, WA 98671

Commitment Number: 160188810

ASSESSOR PARCEL IDENTIFICATION NUMBER:

02050000800400

ABBREVIATED LEGAL A portion of the East half of the Southwest quarter of Section 28,
Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington

BANK OF AMERICA, N.A., whose mailing address is **2595 W CHANDLER BLVD.,
CHANDLER, AZ 85224**, hereinafter grantor, for \$172,100.00 (One Hundred Seventy Two
Thousand One Hundred Dollars and Zero Cents) in consideration paid, GRANTS and
CONVEYS with covenants of limited warranty to **VONNITTA S. GABLE**, hereinafter grantee,
whose tax mailing address is **31606 SE 37TH CIRCLE, WASHOUGAL, WA 98671**, the
following real property:

LEGAL DESCRIPTION:

A portion of the East half of the Southwest quarter of Section 28, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows; Beginning at a 3/4 inch iron pipe with brass cap marking the center of Section 28 as shown in Book 3 of Surveys. Page 124, Skamania County Auditor Records; thence South 00°53'05" West, along the East line of the Southwest Quarter of Section 28, for a distance of 2,044.28 feet to the True Point of Beginning; thence North 89°21' 18" West, parallel with the South line of the Southwest Quarter of Section 28, for a distance of 726.15 feet to the East line of the "Balogh Tract" as described under Book 172, Page 520, Skamania County Auditor Records; thence South 00°53'05" West along the East line of said "Balogh Tract" for a distance of 50.00 feet to the Southeast corner thereof; thence North 89°21'18" West, along a Southeasterly Sine of said "Balogh Tract" for a distance of 275.05 feet to the centerline of Labarre Road (Survey 3-124) being a Southeasterly internal corner of said "Balogh Tract"; thence along the centerline of Labarre Road, along the arc of a 300.00 foot radius curve to the right, through a central angle of 75°41'53" for an arc distance of 396.35 feet; thence continuing along said centerline of Labarre Road South 19°58'04" West, 154.19 feet (called as 154.09 ft in Survey 3-124) to the South line of said Southwest Quarter of Section 28 (Survey 3-124); thence, leaving said centerline South 89°21'18" East, along said South line, for a distance of 933.17 feet to a concrete monument marking the Southeast corner of said Southwest Quarter of Section 28 (Survey 3-124); thence North 00°53'05" East along the East line of said Southwest Quarter for a distance of 544.58 feet to the Point of Beginning.

Assessor's Parcel Number: 02050000800400

 Skamania County Assessor
 Date 8-25-16 Parcel# 25-00-0-0-8004
 Ym

Property Address is: 1072 LABARRE RD, WASHOUGAL, 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: 2016000432

Executed by the undersigned on AUGUST 17, 2016:

N/A
BANK OF AMERICA, N.A.

By: [Signature] 08/17/16

Name: KEVIN JAMES GOOD

Its: ASSISTANT VICE PRESIDENT

State of ARIZONA)

County of MARICOPA)

On AUGUST 17, 2016 before me, Devon C Tellin, a Notary Public,
personally appeared,

KEVIN JAMES GOOD - ASSISTANT VICE PRESIDENT, who
proved to me 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 ARIZONA that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Devon C Tellin 8-17-16
Devon C Tellin

