

AFTER RECORDING MAIL TO:

Derek Ostergard and Linda Ostergard  
PO Box 61  
Stevenson, WA 98698

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32363  
JAN 23 2017

PAID 2277.05  
cg deputy  
SKAMANIA COUNTY TREASURER

**BARGAIN AND SALE DEED**

**JPMorgan Chase Bank, NA** a(n) National Association whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009 ("**Grantor**"), for and in consideration of One Hundred Forty Eight Thousand Five Hundred Dollars (\$148,500.00), in hand paid, bargains, sells, and conveys to **Derek Ostergard and Linda Ostergard, husband and wife** whose mailing address is PO Box 61, Stevenson, WA 98698 ("**Grantee**"), the following described estate, situated in the County of Skamania, State of Washington, subject to the encumbrances and exceptions described on Exhibit A attached hereto:

See Attached Exhibit "B" for Full Legal Description

Abbreviated Legal: PTN SEC 27, T4N, R7E, W.M. Skamania, CO. WA

Assessor's Property Tax Parcel/Account Number: 04-07-27-0-0-0800-00 (N)

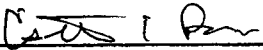
Grantor for itself/themselves and for its/their successors in interest do(es) by these presents expressly limit the covenants of this Deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, it/they will forever warrant and defend the said described real estate.

(Signature Page Follows)

(Signature Page to Bargain and Sale Deed)

Dated: DEC 30 2016

**GRANTOR: JPMorgan Chase Bank, NA, a National Association**

By: 

Name: Christie I Parto

Its: Vice President

Unofficial  
Copy


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## Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this December 30, 2016, by Christie I. Partlo, the Vice President of *JPMorgan Chase Bank, NA*, a National Association organized under the laws of the United States of America. She is personally known to me.

X   
\_\_\_\_\_  
Notary Public

(seal)

Printed Name: TIFFANY L Thompson

DB1/67070348.2

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**EXHIBIT A**

**Permitted Encumbrances and Exceptions**

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

**EXHIBIT B****Legal Description**

A Parcel of land within the NE1/4 SE1/4 of Section 27, Township 4 North, Range 7 East, W.M., in the County of Skamania in the State of Washington and Described as follows: Beginning at the Southeast Corner of Lot 3 of the Walter Morat Short Plat as shown on the map thereof recorded April 19, 1995 at Page 266 in Book 3 of Short Plats, Auditor's File No. 122107, records of Said County, thence S 89 Degrees 58' 57" W, 328.40 feet to the Southwest Corner thereof; Thence N 01 Degrees 01' 07" W, 173.22 feet to a point in the Center of Martha Creek Road; Thence N 89 Degrees 58' 57" E, 74.47 feet; Thence N 40 Degrees 52' 19" E, 223.04 feet; Thence N 89 Degrees 58' 57" E, 105.35 feet to a point on the east line of Said Lot 3; Thence S 00 Degrees 57' 20" E, 341.85 feet along said line to the Point of Beginning.

Skamania County Assessor  
Date 1-23-17 Parcel# 4-7-27-800

*(Signature)*

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