

When recorded return to:
TIMIOS, INC.
601 S GLENOAKS BLVD STE 306
BURBANK, CA 91502

1421022

SKAMANIA COUNTY
REAL ESTATE TAX
32389
JAN 31 2017

PAID 6476.90
TERRY BLANDELL DEPUTY
SKAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED

THE GRANTOR(S) THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE (CWALT 2007 -25for and in consideration of \$423,000.00

in hand paid, bargains, sells, and conveys to LLOYD NICHOLSON AND LAUREL
NICHOLSON

the following described estate, situated in the County of SKAMANIA, State of Washington:

see Exhibit A Attached

LOTS 1 AND 3 OF THE WALTER MORAT SHORT PLAT, RECORDED IN BOOK
3 OF SHORT PLATS, PAGE 266, IN THE COUNTY OF SKAMANIA, STATE OF
WASHINGTON. EXCEPT THAT PORTION CONVEYED TO WILLIAM ROBAK,
ET UX, BY INSTRUMENT RECORDED IN AUDITOR FILE NO. 2005156319,
SKAMANIA COUNTY RECORDS.

Tax Parcel Number(s): 04072700080100 Jm 1/31/17

Abbreviated Legal: Section 27, T4N, R7EWM

Grantor will defend the same against the lawful claims of all persons claiming by, through or
under Grantor, and no others.

Dated: 01/12/17

SPECIAL WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2007 -25), BY BAYVIEW LOAN SERVICING, LLC, IT'S ATTORNEY IN FACT

By: _____
 Name: Pat Joyce
 It's: AVP

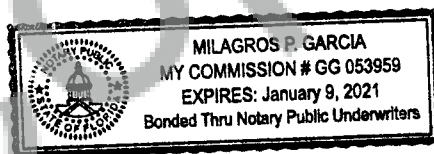
STATE OF Florida)
) SS.
 COUNTY OF Miam. Dade)

I certify that I know or have satisfactory evidence that Patrick Joyce (name of person signing), is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the AVP (type of authority, e.g., officer, trustee, etc.) of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2007 -25), BY BAYVIEW LOAN SERVICING, LLC, IT'S ATTORNEY IN FACT** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 12 2017

(seal/stamp)

Milagros Garcia
 Notary Public
 My Appointment Expires: _____



DEED PREPARED BY:
JACK KOZAK
1002 TIMBERCREEK DRIVE
ALLEN, TX 75002

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN THE NE QUARTER AND THE SE QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA IN THE STATE OF WASHINGTON AND DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 3 OF THE WALTER MORAT SHORT PLAT AS SHOWN ON THE MAP THEREOF RECORDED APRIL 19TH, 1995 AT PAGE 266 IN BOOK 3 OF SHORT PLATS, AUDITOR'S FILE NO. 122107, RECORDS OF SAID COUNTY. DESCRIBED FURTHER BY A METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF THE WALTER MORAT SHORT PLAT AS SHOWN ON THE MAP THEREOF RECORDED APRIL 19TH, 1995 AT PAGE 266 IN BOOK 3 OF SHORT PLATS RECORDS OF SAID COUNTY, THENCE NORTH 01°01'07" WEST, 173.22 FEET TO A POINT IN THE CENTER OF MARTHA CREEK ROAD, SAID POINT NOW BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 01°01'07" WEST, 627.02 FEET THENCE NORTH 01°00'13" WEST 516.89 FEET TO THE NW CORNER OF LOT 1 OF SAID WALTER MORAT SHORT PLAT; THENCE NORTH 89°50'56" EAST 164.92 FEET; THENCE SOUTH 0°59'19" EAST 520.28 FEET TO THE CENTERLINE OF A CREEK KNOWN AS TROUT CREEK. THENCE FOLLOWING THE CENTERLINE OF SAID CREEK NORTH 86°49'32" EAST, 24.82 FEET; THENCE SOUTH 82°44'55" EAST, 141.26 FEET TO THE NE CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE SOUTH 0°57'20" EAST, 438.86 FEET; THENCE SOUTH 89°58'57" WEST, 105.35 FEET; THENCE SOUTH 40°52'19" WEST, 223.05 FEET; THENCE SOUTH 89°58'57" WEST 74.47 FEET TO THE TRUE POINT OF BEGINNING.

EXCLUDING:
ALL THAT PORTION DESCRIBED UNDER SKAMANIA COUNTY AUDITOR'S FILE NO. 2005156319.

MORE PARTICULARLY 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 SOUTH 89°58'57" WEST, 328.40 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°01'07" WEST, 173.22 FEET TO A POINT IN THE CENTER OF MARTHA CREEK ROAD; THENCE NORTH 89°58'57" EAST, 74.47 FEET; THENCE NORTH 40°52'19" EAST, 223.04 FEET; THENCE NORTH 89°58'57" EAST, 105.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00°57'20" EAST, 341.85 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Parcel ID: 04072700080100

Commonly known as 371 MARTHA CREEK ROAD, Carson, WA 98610

However, by showing this address no additional coverage is provided

Skamania County Assessor

Date 1-31-17 Parcel# 4-7-27-0-0-801

Jm

ABBREVIATED LEGAL: SECTION 27, T4N, R7EW.