

Recording requested by:
SERVICELINK

Return Address:

Ryan & Jessica Heppler
2791 Skye Rd, Washougal, WA 98671

Document Title(s) SPECIAL/LIMITED WARRANTY DEED <i>CL7048</i>
Grantor(s) U.S. Bank NA, Successor Trustee to Bank of America, NA, Successor in interest of Lasalle Bank NA, on behalf of the holders of the WAWU Mortgage Pass-through Certificates, Series 2005-AR15
Grantee(s) Ryan Heppler and Jessica Heppler, Husband and Wife
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 1 of the Libby Short <i>Full legal page 3</i>
Assessor's Property Tax Parcel/Account Number 02-05-19-2-0-0400-00
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**

32538
APR 24 2017

PAID *\$5,819.00*
Shirley Mann Deputy
SKAMANIA COUNTY TREASURER

SPECIAL 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:

Jessica and Ryan Heppler
2791 Skye Road
Washougal, WA 98671

Commitment Number: 160277387

Seller's Loan Number: 0018124719

ASSESSOR PARCEL IDENTIFICATION NUMBER:

02-05-19-2-0-0400-00

ABBREVIATED LEGAL: LOT 1 OF THE LIBBY SHORT PLAT AS SHOWN ON THE MAP THEREOF, RECORDED JUNE 29, 2002 AT PAGE 409 OF BOOK 3 OF SHORT PLATS,

U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST OF LASALLE BANK NA, ON BEHALF OF THE HOLDERS OF THE WAWU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR15, whose mailing address is **3217 S. Decker Lake Drive, Salt Lake City, UT 84119,** hereinafter grantor, for \$380,000.00 (Three Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of special warranty to **JESSICA HEPPLER AND RYAN HEPPLER, HUSBAND AND WIFE,** hereinafter grantee, whose tax mailing address is **2791 SKYE ROAD, WASHOUGAL, WA 98671,** the following real property:

LEGAL DESCRIPTION:

LOT 1 OF THE LIBBY SHORT PLAT AS SHOWN ON THE MAP THEREOF, RECORDED JUNE 29, 2002 AT PAGE 409 OF BOOK 3 OF SHORT PLATS, AUDITOR FILE N0.145152, RECORDS OF SAID COUNTY; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED STRIP OF LAND: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID LIBBY SHORT PLAT; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°23'36" EAST, 19.24 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 1, SOUTH 01°48'10" WEST, 375 FEET TO THE SOUTH LINE THEREOF; THENCE NORTH 89°23'36" WEST, 19.24 FEET TO THE WEST LINE THEREOF; THENCE NORTH 01°48'10" EAST, 375 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 02-05-19-2-0-0400-00

Property Address is: 2791 SKYE 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: 2_0_1_6_0_0_1_8_3_6_

Skamania County Assessor
Date 4-24-17 Parcel# 25-19-2-400

Executed by the undersigned on 3-22-, 2017:

U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA,
SUCCESSOR IN INTEREST OF LASALLE BANK NA, ON BEHALF OF THE
HOLDERS OF THE WAWU MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-AR15, By Select Portfolio Servicing, Inc., as Attorney in Fact

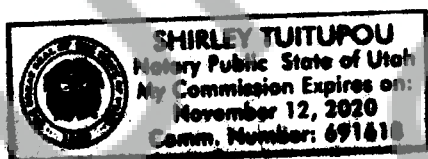
By: [Signature] 3-22-17

Name: Jason Clarke, Document Control Officer

Its: Jason Clarke, Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on MAR 22, 2017 by
Jason Clarke its Document Control Officer on behalf of Select Portfolio
Servicing, Inc., as Attorney in Fact for U.S. BANK NA, SUCCESSOR TRUSTEE TO
BANK OF AMERICA, NA, SUCCESSOR IN INTEREST OF LASALLE BANK NA, ON
BEHALF OF THE HOLDERS OF THE WAWU MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-AR15 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.



[Signature]
Notary Public