

WHEN RECORDED RETURN TO:

Columbia Gorge Title
41 Russell Ave
Stevenson WA 98648

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

32732
AUG 10 2017

DOCUMENT TITLE(S)

Bankruptcy Trustee's Deed

PAID EXEMPT
Audrey Palmer Deputy
SKAMANIA COUNTY TREASURER

REFERENCE NUMBER(S) of Documents assigned or released:

Original DOT Wells Fargo Bank N.A. AFN#2010176070 & for

Re-reloading AFN # 2017001642

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Don Thacker, Chapter 7 Trustee for The Bankruptcy Estate of Ernesto Blancas-Prado and Jolyn Michelle Blancas

☐ Additional names on page _____ of document.

GRANTEE(S):

Jacob O'Brien, an unmarried man

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

LOT 1 REAMER SP BK 2/PG 114

Skamania County Assessor
Date 8-10-17 Parcel# 25-19-107

☒ Complete legal: A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as:

Lot 1 of the RAYMOND R. REAMER Short Plat, recorded in Book 2 of Short Plats, Page 114, Records of Skamania County, in the State of Washington

TAX PARCEL NUMBER(S):

02-05-19-0-0-0107-00

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

AFN #2017001642 Recorded 08/07/2017, at
04:36 PM Filed by: COLUMBIA GORGE TITLE
Auditor Robert J. Waymire Skamania County, WA

WHEN RECORDED RETURN TO:

__ Columbia Gorge Title __
__ 41 Russell Ave __
Stevenson WA 98648

DOCUMENT TITLE(S)

Bankruptcy Trustee's Deed

REFERENCE NUMBER(S) of Documents assigned or released:
Original DOT Wells Fargo Bank N.A. AFN#2010176070 also:
Re-Recording of AFN# 2017001642.
[] Additional numbers on page ____ of document.

GRANTOR(S):

Don Thacker, Chapter 7 Trustee for The Bankruptcy Estate of Ernesto Blancas-Prado and Jolyn Michelle Blancas

[] Additional names on page ____ of document.

GRANTEE(S):

Jacob O'Brien, an unmarried man

[] Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

LOT 1 REAMER SP BK 2/PG 114

[x] Complete legal: A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as:

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TAX PARCEL NUMBER(S):

02-05-19-0-0-0107-00

[] Additional parcel numbers on page ____ of document.

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AFTER RECORDING MAIL TO:

Name Jacob O'Brien
Address 312 Thuja Narrows Rd.
City/State Washougal WA 98671

Document Title(s):

1. Trustee's Deed

Reference Number(s) of Documents Assigned or released:

Grantor(s):

1. Don Thacker, as Chapter 7 Trustee for the Bankruptcy Estate of In re Ernesto Blancas-Prado and Jolyn Michelle Blancas, Case No. 16-43099
 - 2.
- [] Additional information on page of document

Grantee(s):

1. O'Brien, Jacob
 - 2.
- [] Additional information on page of document

Abbreviated Legal Description:

Lt 1, Raymond R. Reamer Short Plat, Bk 2, P114, Skamania County, WA

Tax Parcel Number(s):

02051900010700

- [X] Complete legal description is on page 2 of document

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32720
AUG - 7 2017

PAID 85,145.80
Gillian Tamm
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The grantor, Don Thacker, as Chapter 7 Trustee for the Bankruptcy Estate of In re Ernesto Blancas-Prado and Jolyn Michelle Blancas, Case No. 16-43099, for and in consideration of Ten Dollars and other Good and Valuable Consideration, and pursuant to Order dated July 28, 2017, entered in United States Bankruptcy Court in Tacoma, Washington, conveys without warranty to Grantee, Jacob O'Brien, an unmarried man, all of the Bankruptcy Estate and the debtors' rights, title and interest in the following described real property located in Clark County, Washington, together with all after-acquired title of Grantor therein:

More commonly known as: 312 Thuja Narrows Rd.
Washougal, Washington

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE RAYMOND R. REAMER SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 114, RECORDS OF SKAMANIA COUNTY, IN THE STATE OF WASHINGTON.

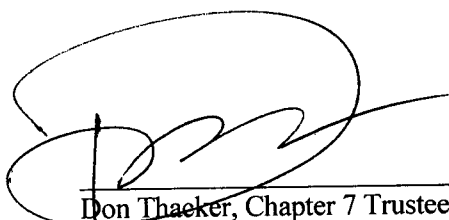
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$403,200.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Skamania County Assessor
Date 8-7-17 Parcel# 02-05-19-0-0-0107-00

ym

Dated this 1st day of August, 2017.



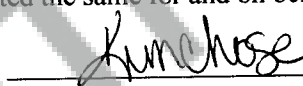
Don Thacker, Chapter 7 Trustee for
The Bankruptcy Estate of Ernesto Blancas-Prado
and Jolyn Michelle Blancas
Case No. 16-43099
Western District of Washington at Tacoma

STATE OF WASHINGTON)

) ss

County of Clark)

On this 1st day of August, 2017, before me a Notary Public in and for the State of Washington, personally appeared DON THACKER, as Chapter 7 Trustee for the Bankruptcy Estate of In re Ernesto Blancas-Prado and Jolyn Michelle Blancas, US Bankruptcy Court Case No. 16-43099 (Western District of Washington), known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for and on behalf of said estate.



Notary Public, State of Washington

Residing at Vancouver

My commission expires: 04-19-2019

