

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32735
AUG 15 2017

PAID Kemp
cg 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:

PETER MCFARLANE and SHEILA MCFARLANE
52 UPLAND ROAD, WASHOUGAL, WA 98671

Commitment Number: 160062923

Seller's Loan Number: 394731794

ASSESSOR PARCEL IDENTIFICATION NUMBER:
02052930010000

Skamania County Assessor
Date 8-14-17 Parcel# 02-05-29-3-0-0100-00
ym

**ABBREVIATED LEGAL: LOT 1 OF RIVERSIDE ESTATES, ACCORDING TO THE
PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 44, RECORDS OF
SKAMANIA COUNTY, WASHINGTON.**

EXEMPT: 458-61A-205(2)

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 PLANO PARKWAY, CARROLLTON, TX 75010**, hereinafter grantor, for \$263,500.00 (Two Hundred Sixty Three Thousand Five Hundred Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to **PETER MCFARLANE and SHEILA MCFARLANE, HUSBAND AND WIFE AS JOINT TENANTS**, hereinafter grantees, whose tax mailing address is **52 UPLAND ROAD, WASHOUGAL, WA 98671**, the following real property:

LEGAL DESCRIPTION:

LOT 1 OF RIVERSIDE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 44, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Assessor's Parcel Number: 02052930010000

Property Address is: 52 UPLAND ROAD, WASHOUGAL, WA 98671.

Prior instrument reference: 2016000442

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 grantees forever.

Executed by the undersigned on Aug 1st, 2017:

Federal Home Loan Mortgage Corporation

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.

By: [Signature]

Print Name: Gladys Franco

Its: ANP RECLOS

STATE OF _____
COUNTY OF _____

See ATTACHED
Dr

The foregoing instrument was acknowledged before me on _____, 2017, by _____ of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, 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.

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)

County of ORANGE)

On 8-1-2017 before me, DONALD B. MARSTERS, a Notary Public in and for said State, personally appeared,

GLADYS FRANCO, 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 CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Donald B. Marsters

