

UPON RECORDATION RETURN TO:
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SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32753
AUG 24 2017

PAID exempt
by deputy
SKAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

Grantor(s): JOSEPH BAINBRIDGE & DESIRAE BAINBRIDGE

Grantee(s): JAY HAFFORD & THEO HAFFORD

Abbreviated Legal Description:

Lot 3, Iman Loop Short Plat, AF#2006160461.

Complete legal description on Exhibit A

Assessor's Property Tax Parcel Account Number(s): 03-07-35-4-4-0811-00

ym 8/24/17

Recording Number of Related Document: 2006163836

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS:

That JOSEPH BAINBRIDGE & DESIRAE BAINBRIDGE, husband and wife (the "Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, do hereby bargain, sell and convey to JAY HAFFORD & THEO HAFFORD, husband and wife (the "Grantee"), the following described real property and premises located in Skamania County, Washington:

See complete legal description on Exhibit A.

This Special Warranty Deed in Lieu of Foreclosure ("Special Warranty Deed") is executed, delivered and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Deed of Trust dated November 28, 2006, and recorded on November 28, 2006 under Skamania County Auditor's file number 2006163836 (the "Deed of Trust").

The Grantor acknowledges and agrees that the conveyance of the above described premises to the Grantee is an absolute conveyance of all right, title and interest, including any equity or right of redemption, in and to the above described property in substance as well as in form and is not intended as a mortgage, trust conveyance or security instrument of any type.

It is the intention of the Grantor and the Grantee that the lien created by the Deed of Trust will not merge into the fee title acquired by the Grantee pursuant to this Special Warranty Deed. No such merger will occur until such time as the Grantee executes a written instrument specifically effecting such merger and duly records the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens and encumbrances of whatever nature, EXCEPT the title exceptions of record as of the date hereof.

[Signature Page to Special Warranty Deed]

SIGNED AND DELIVERED this 10 day of March, 2016. 2017 *by*

GRANTOR:

[Signature]

Joseph Bainbridge

[Signature]

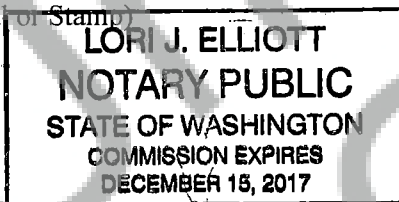
Desirae Bainbridge

STATE OF WASHINGTON)
) SS:
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **Joseph Bainbridge** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 10 ¹⁷ 2016 *de*

(Seal or Stamp)



[Signature]

(Signature)

Lori J Elliott

(Name)

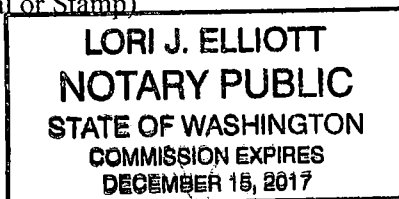
My appointment expires Dec. 15 2017

STATE OF WASHINGTON)
) SS:
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **Desirae Bainbridge** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 10 ¹⁷ 2016 *de*

(Seal or Stamp)



[Signature]

(Signature)

Lori J Elliott

(Name)

My appointment expires Dec. 15 2017

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A tract of land in the Southeast Quarter of Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the Iman Loop Short Plat recorded in Auditor's File No. 2006160461, Skamania County, Washington.

Skamania County Assessor
Date 8-24-17 Parcel# 03-07-35-4-4-0811-00
Im

Unofficial
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