

Skamania County, WA
Total: \$104.50
DEED
Pgs=2

2020-001937

07/30/2020 04:06 PM

Request of: COLUMBIA GORGE TITLE



When recorded return to:

Melissa & Derek Langel
PO Box 389
North Bonneville, WA 98039

Filed for Record at Request of
Columbia Gorge Title
Escrow Number:

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR Secretary of Housing and Urban Development, his/her successors and assigns for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid, bargains, sells, and conveys to THE GRANTEE Melissa V Langel and Derek G Langel, wife and husband the following described estate, situated in the County of Skamania State of Washington:

All that portion of land lying in the Southeast Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of Lot 3 of the SOBELLA Short Plat, recorded under Auditor's File No. 2007166402, said point being the True Point of Beginning; thence North 88° 36' 32" West 314.65 feet; thence South 1° 09' 16" West 274.35 feet to the North line of Lot 2 of said SOBELLA Short Plat; thence South 88° 36' 32" East 78.20 feet; thence South 1° 09' 16" West 397.29 feet; thence North 88° 43' 13" West 174.54 feet to the most westerly line of Lot 3 of the SOBELLA Short Plat; thence South 1° 03' 16" West 91.39 feet, also known as the Southwest corner of Lot 3 of said Short Plat; thence South 88° 43' 13" East 422.04 feet to the Southeast corner of Lot 3 of said Short Plat; thence North 0° 12' 50" East 762.41 feet to the True Point of Beginning.

Subject to: The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Tax Parcel Number(s): 03-07-24-0-0-1103-00

Skamania County Assessor

Dated: 07/29/2020

Date 7-30-20 Parcel# 03072400110300
211

Secretary of Housing & Urban Development

By: BLB Resources, Authorized Signer

Johnny Tran
Authorized Agent

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that signed this instrument, on oath stated that the _____ of _____ authorized to execute the instrument and acknowledged it as to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

34679
JUL 30 2020

PAID
EXEMPT
SKAMANIA COUNTY TREASURER

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

ACKNOWLEDGMENT

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 07/29/2020 before me, Maria V. Hernandez - Notary Public
(insert name and title of the officer)

personally appeared Johnny Tran
who proved to me on 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 Maria V. Hernandez (Seal)

