



WHEN RECORDED RETURN TO:

Thomas N. Abbott
Troutman Pepper Hamilton Sander LLP
100 SW Main St., Ste 1000
Portland, OR 97204

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Deed in Lieu of Foreclosure

REFERENCE NUMBER(S) of Documents assigned or released:

2007164902

☐ Additional numbers on page ____ of document.

GRANTOR(S):

1. David Karkanen
2. Doug Karkanen
3. Jennifer Karkanen
4. Dianna Karkanen

☐ Additional names on page ____ of document.

GRANTEE(S):

1. Federal National Mortgage Association
3. _____
4. _____

☐ Additional names on page ____ of document.

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

Cabin Site #15 of the Northwoods being part of Grant. lots 4 & 8,
Section 26, Township 7 N, Range 6 E Willamette Meridian, Skamania
County, WA

☐ Complete legal on page ____ of document.

Assessor's Property Tax Parcel #

96000015000000

Skamania County Assessor

☐ Additional parcel numbers on page ____ of document.

Date 5/6/24 Parcel# 96000015

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.

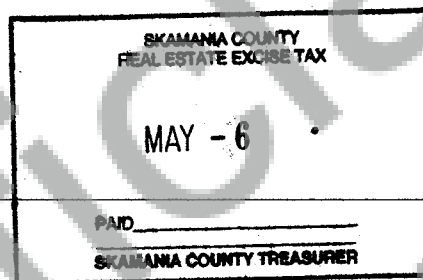
"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

This deed has been prepared by, and
after recording should be returned to:

Thomas N. Abbott
Troutman Pepper Hamilton Sander LLP
100 SW Main Street, Suite 1000
Portland, OR 97204



STATE OF WASHINGTON
COUNTY OF SKAMANIA

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this ____ day of January, 2024, between **David and Jennifer Karkanen and Doug and Dianna Karkanen** as Party of the First Part, hereinafter called "**Grantor**," and **Federal National Mortgage Association**, as Party of the Second Part, hereinafter called "**Grantee**" (the words "**Grantor**" and "**Grantee**" to include their respective legal representatives, successors, successors-in-title, and assigns where the context requires or permits);

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, these leasehold interest in land lying and being in the County of Skamania, State of Washington, as more particularly described as follows (the "**Property**");

Cabin Site #15 of the Northwoods being part of Government Lots 4 and 8, Section 26, Township 7 N, Rang 6 E Willamette Meridian, Skamania County, Washington

Parcel # 96000015000000 | Auditor File(s) # 2011178776 (8/8/2011)

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining; and

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in accordance with the rights and terms described in the Master Lease and the Cabin Site Lease.

Skamania County Assessor

Date 5/6/24 Parcel # 96000015

This deed is given as an absolute conveyance for fair and adequate consideration, such consideration, in addition to that recited above, being Grantee's covenant not to sue Grantor in order to recover under the obligation secured by the Deed of Trust recorded February 7, 2007 as Document #: 2007164902 in the Skamnia County Land Records or the Consent to Assumption of Lease by Lender recorded August 8, 2011 as Document #: 2011178776 in the Skamania County Land Records. Grantor declares that this conveyance is freely and fairly made, this is not a mortgage or other security interest of any kind, and that Grantor is fully aware of the consequences of the execution and delivery of the deed.

IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED THAT:

- (a) This instrument is a deed in lieu of foreclosure transferring absolute title to the Property to Grantee free of any statutory or equitable right of redemption in Grantor or anyone claiming by or through Grantor. It is the further intention of Grantor and Grantee that all liens and security interests (hereinafter collectively referred to as the "Liens") created by certain Deed of Trust recorded February 7, 2007 as Document #: 2007164902 in the Skamnia County Land Records or the Consent to Assumption of Lease by Lender recorded August 8, 2011 as Document #: 2011178776 in the Skamania County Land Records. **ARE NOT RELEASED OR RELINQUISHED** in any manner or respect whatsoever, but rather shall remain in full force and effect unless and until released by written instrument executed and recorded in the Official Records of Skamania County, Washinton, by Grantee, as holder of the Security Documents, or its successors and assigns (the "Holder");
- (b) There shall not be a merger of the Liens with the leasehold interest of Grantee to the Property acquired by virtue of this conveyance (without regard to the fact that title to the Property and the Liens may be owned and held by the same or affiliated entities), and the Liens on one hand and the title to the Property on the other shall remain separate and distinct;
- (c) For purposes of priority as between (i) intervening or inferior liens, claims, or encumbrances on or against the Property, and (ii) the Liens, all rights of Holder to exercise its remedies of foreclosure by private power of sale or by judicial foreclosure of any of the Liens are expressly preserved hereby, and for the purpose of limitations and any other applicable time bar defenses, the Liens are expressly extended as evidenced by this deed;
- (d) The priority of the Liens is entitled to be and shall remain in full force and effect, and nothing herein or in any instrument executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever; and
- (e) This conveyance is freely and fairly made by Grantor, and there are no agreements, oral or written, which would qualify this conveyance as anything other than an absolute conveyance.

Grantor agrees that the consideration received by Grantor represents the payment by Grantee of full, fair, and adequate consideration to Grantor.

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that lawful and good right to convey the foregoing Property is vested in the Grantor and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor signs this Deed under seal as of the day and year first above written.

Grantor:

Signed, sealed, and delivered in the presence of:


Unofficial Witness


Notary Public

My commission expires: 3-18-24

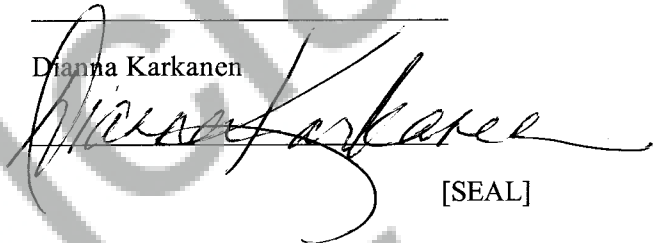
[NOTARIAL SEAL]

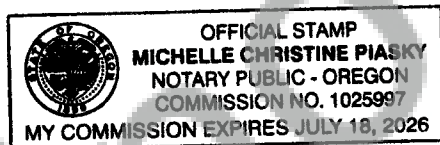
David Karkanen

Jennifer Karkanen

Douglas Karkanen

Dianna Karkanen


[SEAL]



IN WITNESS WHEREOF, Grantor signs this Deed under seal as of the day and year first above written.

Grantor:

Signed, sealed, and delivered in the presence of:

David Karkanen

Maryah Jo Hampson
Unofficial Witness

Jennifer Karkanen

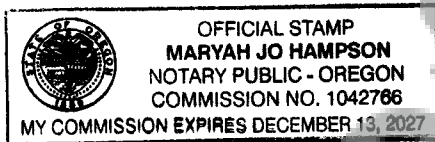
[Signature]
Notary Public

[Signature]
Douglas Karkanen

My commission expires: December 13, 2027

Dianna Karkanen

[NOTARIAL SEAL]



[SEAL]

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that lawful and good right to convey the foregoing Property is vested in the Grantor and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

☒ **IN WITNESS WHEREOF**, Grantor signs this Deed under seal as of the day and year first above written.

Grantor:

Signed, sealed, and delivered in the presence of:

David Karkanen

Jennifer Karkanen

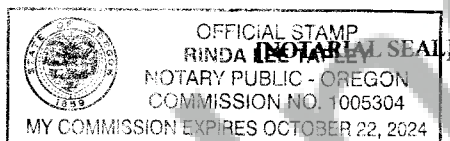
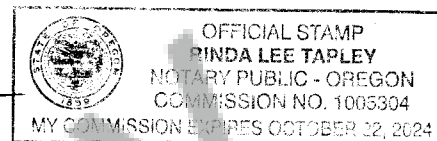
Unofficial Witness

Douglas Karkanen

Dianna Karkanen

Rinda Lee Tapley
Notary Public

My commission expires: 10-22-24



[SEAL]