

103182

BOOK 105 PAGE 219

WARRANTY DEED

The Grantors, KATHY G. HORLINGS, a single person, and MARK S. BENEDICT, a single person, residing at 3600 "A" Street, Apartment 14, Washougal, Washington 98671, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, in hand paid, convey and warrant to DAVID GERMAN, a single person, the Grantee, the following described real estate, including all improvements thereon:

Lot 1, of Short Plats in Book 2, Page 108, recorded under Auditor's File No. 88711, lying within Section 6, Township 1 North, Range 6 East of the Willamette Meridian,

situated in the County of Skamania, State of Washington.

Grantors covenant that:

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Grantors are the owners of the premises free of all encumbrances except the trust deed executed to Grantee, dated December 27, 1985, and recorded on January 9, 1986, at Volume 100, Pages 50 and 51, Auditor's File No. 100522 of the official records of Skamania County, Washington, and except easements of record.

This deed does not effect a merger of the fee ownership and the lien of the trust deed described above. The fee and lien shall hereafter remain separate and distinct.

In consideration of Grantors' benefit from remaining in possession of the premises described above until relinquished at the time of this conveyance, Grantee may retain all payments previously made on the secured debt with no duty to account therefor.

By acceptance of this deed, Grantee covenants and agrees that he shall forever forbear taking any action whatsoever to collect against Grantors on the promissory note given to secure the trust deed above described, other than by foreclosure of that trust deed, and that in any proceeding to foreclose the trust deed he shall not seek, obtain, or permit a deficiency judgment against Grantors, or their heirs or assigns, such rights and remedies being hereby waived.

Grantors hereby waive, surrender, convey, and relinquish any equity of redemption and statutory rights of redemption concerning the real property and mortgage described above.

1 - WARRANTY DEED

Registered	\$
Indexed, vlr	\$
Indexed	\$
Filed	
Dated	

1-6-6-303

Section 14.01.010, Skamania County subdivision ordinances

Grantors are not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of Grantee, Grantee's agent or attorney, or any other person.

DATED this 25 day of April, 1987.

Kathy G. Horlings
KATHY G. HORLINGS

Mark S. Benedict
MARK S. BENEDICT

STATE OF WASHINGTON)
County of CLALLAM) ss.

I, LINDA M. GUNDERSON, Notary Public in and for the State of Washington, do hereby certify that on this day of 25 of April, 1987, personally appeared before me KATHY G. HORLINGS and MARK S. BENEDICT, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND SEAL this 25 day of April, 1987.

Linda M. Gunderson
Notary Public in and for the State of Washington, residing at Clallam in said County.



FILED FOR RECORD
SKAMANIA CO. WASH
BY DAVID G. BROWN

MAY 19 11 09 AM '87
D. M. New Dep
AUDITOR
GARY H. OLSON

11351

REAL ESTATE EXCISE TAX
MAY 13 1987

PAID Exempt
Jan R. Wypijewski
SKAMANIA COUNTY TREASURER

2 - WARRANTY DEED
GERMDA2/TMWK3