



Transamerica
Title Insurance Company

BOOK 112 PAGE 612

106469

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Dean Klingner*

JAN 24 4 45 PM '89

J. Salmeron

GARY M. CLSON

WHEN RECORDED RETURN TO

Name John Swearingen & Shannell Mattis

Address MP 0.15L Yule Road

City, State, Zip Washougal, WA 98671

Statutory Warranty Deed

THE GRANTORS, DEAN KLINGNER and ELLEN KLINGNER, husband and wife,

for and in consideration of Ten Dollars and other valuable consideration,

in hand paid, conveys and warrants to JOHN SWEARINGEN, a single man, and SHAWNELL MATTIS, a single woman,

the following described real estate, situated in the County of Skamania, State of Washington:

The West 495 feet of the East 990 feet of the North 220 feet of the following tract:

BEGINNING at the Northwest corner of the North half of the Northeast quarter of the said Section 19; thence South 440 feet; thence East 1480 feet; thence North 440 feet; thence West 1480 feet, more or less, to the point of beginning.

ALSO KNOWN as Lot 1 of Corrine V. Yule Short Plat, recorded June 26, 1979, in Book 2 of Short Plats, page 111, Auditor's File No. 88847, records of Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities, 20 feet in width, over, under and across an existing roadway, the center line of which commences at the Southeast corner of the tract hereinabove described and extends thence in a Westerly direction across the West 985 feet of the North 440 feet of the North half of the said Northeast quarter to the East line of Skye Road, and Purchasers agree to contribute towards the maintenance of the roadway (cont. on reverse)

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 28, 1986, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract; and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on October 31, 1986, Rec. No. 11049.

Dated January 17, 1989

19 89
Registered ☒
Indexed ☒
Indirect ☒
Filed ☒
Mailed ☒

REAL ESTATE EXCISE TAX

Paul L. Salmeron 11049
Glenda J. Kimmel

STATE OF WASHINGTON }
COUNTY OF Clack } ss.

On this day personally appeared before me DEAN KLINGNER & ELLEN KLINGNER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of January, 1989

Glenda J. Kimmel
Notary Public in and for the State of Washington, residing at *Washougal, WA*
My appointment expires: 5-5-89

STATE OF WASHINGTON }
COUNTY OF } ss.

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at

on said easement as provided for in this underlying Real Estate Contract, and further

SUBJECT TO electric transmission line easement, as provided in instrument recorded under Auditor's File No. 72907, records of said County.

Unofficial
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