



106582

BOOK 113 PAGE 26

SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

**WARRANTY
FULFILLMENT
DEED**

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD
SKAMANIA CO. WASH
BY MT. ADAMS TITLE

FEB 17 12 23 PM '89

GARY K. COON

Registered

Indexed, Dir

Indirect

Filmed

Mailed

THE GRANTOR ALAN G. BAILEY AND BELINDA J. BAILEY, HUSBAND AND WIFE

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to DAVID NAIL AND JANET NAIL, HUSBAND AND WIFE

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

SKAMANIA

State of

****SEE REVERSE SIDE FOR LEGAL DESCRIPTION****

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated FEBRUARY 3RD, 19 79, 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. ASSIGNED TO DAVID AND JANET NAIL UNDER EXCISE TAX RECEIPT NO. 7258 IN BOOK

Dated 77 AT PAGE 680. 10th JANUARY 19 89

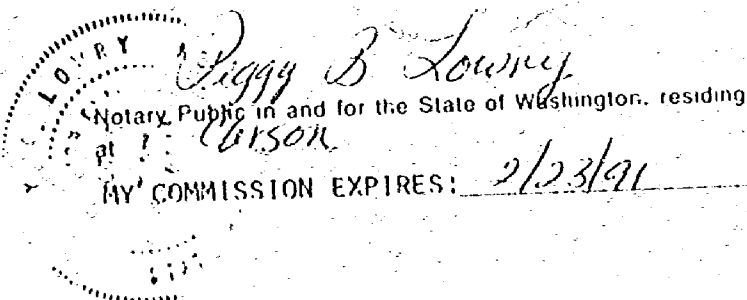
Alan G. Bailey
ALAN G. BAILEY
Belinda J. Bailey
BELINDA J. BAILEY

STATE OF WASHINGTON
COUNTY OF SKAMANIA

On this day personally appeared before me
ALAN G. BAILEY AND BELINDA J. BAILEY

to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged 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 10th
day of JANUARY 19 89



By

By

STATE OF WASHINGTON
COUNTY OF

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
and

President

Secretary, respectively, of

the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and pur-
poses 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

LEGAL DESCRIPTION

A tract of land in the West Half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at the Southeast corner of the West Half of the Southwest Quarter of the Southwest Quarter; thence West along the south line of said Southwest Quarter, a distance of 420 feet; thence North parallel with the West line of said Southwest Quarter, a distance of 520 feet; thence East parallel with the South line, a distance of 420 feet to the East line of the West Half of the Southwest Quarter of the Southwest Quarter; thence South along said East line, a distance of 520 feet to the point of beginning.

ALSO known as Lot 1 of ALAN BAILEY SHORT PLAT, recorded January 2, 1979, under Auditor's File No. 87856, in Book 2 of Short Plats, page 86, records of Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a private easement for ingress and egress and public and private utilities 20 feet in width to commence at a point approximately 550 feet from the Southwest corner of Section 20, Township 3 North, Range 8 E.W.M., where the existing entrance intersects the South boundary of Section 20; thence east along said boundary on the North side until it intersects the West boundary of the East half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 E.W.M.

SUBJECT TO easements and right of way, if any for public roads over and across said premises;

AND SUBJECT TO a non-exclusive easement for ingress and egress and utilities 30 feet from the center of the existing roadway in each direction; said road running in a northwesterly direction along the breaks of Carson Creek.

AND SUBJECT TO a non-exclusive easement, 20 feet in width, for ingress, egress and utilities over, under and across that certain existing driveway or roadway situated in the Southwest corner of said premises recorded under Auditor's File No. 88996 in Book 76 of Deeds, page 879-880, records of Skamania County, Washington.