

106880

BOOK 113 PAGE 606

WARRANTY FULFILLMENT DEED

THE GRANTORS, MEL E. STEWART and VERA M. STEWART, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to THOMAS A. ALWAY and SHELLY L. ALWAY, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Beginning at the Southwest corner of the Northwest quarter, Section 25, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington:

Thence North $0^{\circ}34'36''$ East 713.65 feet;

Thence South $89^{\circ}00'00''$ East 103.74 feet to the beginning of a 50.00 foot radius non-tangent curve to the left, the chord of which bears South $61^{\circ}33'47''$ East a distance of 64.42 feet;

Thence along the arc of said curve to the left a distance of 70.00 feet;

Thence North $78^{\circ}20'00''$ East a distance of 178.28 feet to the beginning of a 200.00 foot radius curve to the left through a central angle of $30^{\circ}00'00''$ for a distance of 104.72 feet;

Thence North $48^{\circ}20'00''$ East a distance of 124.91 feet;

Thence South $41^{\circ}40'00''$ East a distance of 41.13 feet;

Thence South $15^{\circ}57'36''$ West a distance of 254.42 feet;

Thence South $31^{\circ}09'01''$ East a distance of 88.21 feet;

Thence South $89^{\circ}38'38''$ East a distance of 30.00 feet;

Thence South $0^{\circ}21'22''$ West a distance of 120.00 feet;

Thence South $41^{\circ}49'22''$ West a distance of 265.27 feet;

Thence South $48^{\circ}55'04''$ West a distance of 137.12 feet;

Thence South $37^{\circ}31'27''$ West a distance of 116.20 feet to the South line of said Southwest quarter;

Thence North $88^{\circ}49'33''$ West, along said South line a distance of 209.26 feet to the Point of Beginning;

Containing 7.54 acres more or less;

ALSO KNOWN AS Lot No. 1 of the MEL STEWART SHORT PLAT recorded in Book 3, Page 137 of Short Plats, Auditor's File No. 106236, Skamania County Auditor's Records;

Registered
Indexed
Filed
Mailed

STATE EXCISE TAX
PAID

Clara J. Kimmel, Skamania County Assessor
By: *[Signature]* 3-7-25-2-1-17

SUBJECT TO terms, covenants and conditions contained in Application for Current Use Classification, including liability for future taxes, rollbacks, penalties and interest upon breach of, or withdrawal from, said classification. Classification: Timberland;



AND SUBJECT TO easement including its terms, covenants and provisions as disclosed by instrument in favor of George F. Christensen, Jr., et ux., et al., recorded August 30, 1979 under Auditor's File No. 89320 in Book 77 at Page 57 for ingress, egress and utilities 60 feet in width;

AND SUBJECT TO 20 foot wide "lane" lying West of Lot 18, MAPLE HILL TRACTS NO. 3, as recorded in Book "A" of Plats on Page 144;

AND SUBJECT TO easement disclosed on Plat for roadways which affects the Southeasterly and Northerly lot lines.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated the 28th day of November, 1988, recorded December 2, 1988 under Skamania County Auditor's File No. 106271 in Book 112 at Page 134, records of Skamania County, Real Estate Excise Tax No. 12411, 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 purchasers 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.

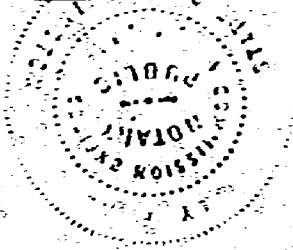
Dated April 14, 1989.


MEL E. STEWART

VERNA M. STEWART

STATE OF WASHINGTON)
County of Skamania) ss.
County of Skamania)

On this day personally appeared before me MEL E. STEWART, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of
April, 1989.



Cay Lord
Notary Public in and for
the State of Washington,
residing at Carson, Wa.

Commission expires 4-15-89

STATE OF WASHINGTON)
County of thurston) ss.
~~Skamania~~)

On this day personally appeared before me Verna M. Stewart,
to me known to be the individual described in and who executed the
within and foregoing instrument, and acknowledged that she signed
the same as her free and voluntary act and deed, for the uses and
purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of
APRIL, 1989.

Dan [Signature]
Notary Public for
the State of Washington,
residing at [Signature]
Commission expires 4-15-89
PUBLIC
APR 17 1989

FILED
BY [Signature]
APR 19 2 21 PM '89
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