

WARRANTY FULFILLMENT DEED

The Grantors, SPENCER GARWOOD and GENEVIEVE GARWOOD, husband and wife, for and in consideration of Ten Dollars and other valuable consideration in hand paid, convey and warrant to ROBERT CALLAHAN and CONNIE CALLAHAN, husband and wife, and JAMES CALLAHAN, a single man, the following described real estate, situated in the County of Skamania, State of Washington:

That portion of the West Half of the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point South 89°28'33" East 20 feet and North 00°31'28" East 2022.5 feet from the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 21, said point being on the East right of way line of Metzger Road; thence South 89°28'33" East along the North line of the Robert W. Barnes Subdivision as per plat recorded in Book "A" of Plats at Page 112, 544.02 feet to the point of beginning; thence South 00°31'28" West 327.50 feet; thence South 89°28'33" East 436.65 feet to the Northwest corner of that tract of land conveyed to Chester R. Nelson and Catherine A. Nelson, husband and wife, by instrument dated March 22, 1958, recorded April 15, 1958, in book 44 of Deeds at Page 462, under Auditor's File No. 53587, records of Skamania County, Washington; thence South 00°33'28" West along the West line of said Nelson Tract and the West right of way line of Barnes Nelson Road 327.50 feet, to the Northeast corner of the Chester R. Nelson Subdivision; thence North 89°28'33" West along the North line of said Chester R. Nelson Subdivision and the North line of the Plat of Robert W. Barnes aforesaid 436.65 feet to the true point of beginning.

Also known as Lots 2, 3 and 4 of SPENCER GARWOOD SHORT PLAT filed May 26, 1983, in Book 3 of Short Plats at Page 47, records of Skamania County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 25, 1985, recorded under Skamania County Auditor's File No. 99437 in Book 84 at Page 676, 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

Clarence J. Kimball, Skamania County Auditor
By: *[Signature]* Parcel# 3-8-21-0-701

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Registered
Indexed, *[initials]*
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FILED FOR RECORD
SKAMANIA COUNTY, WASH.
JUL 13 3 32 PM '85
CARRIE M. OLSON
[Signature]

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 July 13, 1989.

Spencer Garwood
SPENCER GARWOOD

Genevieve Garwood
GENEVIEVE GARWOOD

STATE OF WASHINGTON)
County of Skamania) ss.

On this day personally appeared before me SPENCER GARWOOD and GENEVIEVE GARWOOD, husband and wife, to me known to be the individuals 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 13th day of July, 1989.

Ray Ford
Notary Public in and for the
State of Washington,
residing at Carson.

Commission expires 8-15-89

