

109053



WARRANTY
FULFILLMENT
DEED

SAFECO TITLE INSURANCE COMPANY

BOOK 118 PAGE 475

Filed for Record at Request of

NAME _____

ADDRESS _____

CITY AND STATE _____

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD
SKAMANIA CO. WASHBY *Donald Bergseng*

APR 16 10 04 AM '90

P. Lowry
AUCTIONEER
GARY H. OLSON

THE GRANTOR, LEWIS RIVER RANCH, a Washington Partnership,

for and in consideration of the fulfillment of real estate contract

in hand paid, conveys and warrants to DONALD E. BERGSENG and PATRICIA A. BERGSENG,
husband and wife,the following described real estate, situated in the County of
Washington:

Skamania

State of

Legal description is attached as
Exhibit A

REAL ESTATE EXCISE TAX

APR 16 1990

PAID *See Ex 11204**Skamania County Assessor*

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 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. The contract is recorded in Book 104, page 189, Records of Skamania County.

Real Estate Excise Tax No. 11204.

Dated April 12, 1990.

(Individual)

(Individual)

LEWIS RIVER RANCH, a Partnership

By *Duane Lansverk*

(Vice President)

By *Irwin C. Landerholm*

(Treasurer)

STATE OF WASHINGTON
COUNTY OF _____STATE OF WASHINGTON
COUNTY OF CLARK

On this day personally appeared before me _____

to me _____

to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that _____

signed the same as _____

free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand and official seal this _____

day of _____, 19 _____

Notary Public in and for the State of Washington, residing
at _____On this 12th day of April1990, before me, the undersigned, a Notary Public in and
for the State of Washington, duly commissioned and sworn,
personally appeared DUANE LANSVERKand IRWIN C. LANDERHOLM

to me known to be the _____ Vice President

and _____ Treasurer, respectively, of

LEWIS RIVER RANCH, a Partnership

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 _____They 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 _____
year first above written*Cheryl Shaker*

Notary Public in and for the State of Washington, residing

at VancouverMy commission expires: 12-1-93

Candida J. Kimmel, Skamania County Assessor

Parcel #
02-00-1603-0040000

EXHIBIT "A"

The following described real estate situated in Skamania County, Washington:

BEGINNING at a point which is the Southwesterly corner of Parcel 2 sold to Purchaser herein on Real Estate Contract recorded in Book 78, page 748, records of Skamania County and later conveyed to Purchaser:

THENCE South 89°15'10" East 243.40 feet; thence South 00°44'50" West 309.66 feet; thence North 89°02'20" West 243.40 feet more or less to a point due South of point of beginning, thence North to point of beginning.

All in the Southeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

TOGETHER WITH 60 foot easements for ingress, egress and utilities over and across that roadway designated easement "A" and easement "B" as set forth on survey recorded September 12, 1980, in Book 1, at page 257, under Auditor's File No. 91239, records of Skamania County, Washington, together with the extension thereof on the same delineation as the easement bears on the survey across Parcel 2.

SUBJECT TO declaration of road maintenance agreement recorded in Book 6 of Agreements & Leases at page 383, Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

SUBJECT TO declaration of covenants and restrictions for Beacon Highlands recorded in Book 78 of Deeds, page 668, Auditor's File No. 91241, recorded September 12, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

EXHIBIT "A"

LAW OFFICES OF
Landerholm, Memovich,
Lansverk & Whitesides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 3085
Vancouver, Washington 98666
(206) 696 3312