

109640

BOOK 119 PAGE 781

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Tedford A. Tidland*

SPECIAL WARRANTY DEED

JUL 11 4 52 PM '90

E. H. Taylor

GARY A. OLSON

Date: 7-11-90
Grantor: TEDFORD ARTHUR TIDLAND

Grantor's Mailing Address: 2820 Lake Garden Drive
Irving, Texas 75060

Grantee: DEBORAH LEE TIDLAND

Grantee's Mailing Address:

Received
for
Cash
7-13-90
GARY A. OLSON

Consideration: The division of property in cause number 88-758-R, a divorce action entitled "In the Matter of the Marriage of Tedford Arthur Tidland and Deborah Lee Tidland," filed in the 254th District Court of Dallas County, Texas, and other valuable consideration paid by Grantee, and Grantee's assumption of any unpaid principal and earned interest on any and all indebtedness on such property.

Grantee agrees to indemnify and hold Grantor harmless from payment of such indebtedness, and from performance of Grantor's obligations specified in all instruments securing payment of the note.

Grantor assigns to Grantees both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements): All that certain lot, tract or parcel of land situated in Skamania County, Washington, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, her heirs and assigns forever. Grantor binds Grantor and his heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to Grantee, her heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully

Glenda J. Kimmel, Skamania County Assessor
By: *DM* Parcel # 1-5-5-603

claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

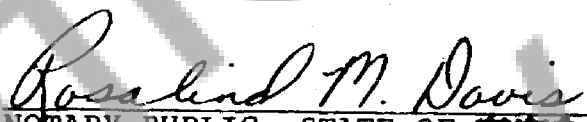
Texas Lic. #14030461

 TEDFORD ARTHUR TIDLAND

STATE OF ~~TEXAS~~ ^{Washington} *
 COUNTY OF ~~DALLAS~~ ^{Skamania} *

BEFORE ME, the undersigned authority, on this day personally appeared TEDFORD ARTHUR TIDLAND, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL of office this 11 day of July, 1990.


 NOTARY PUBLIC, STATE OF ~~TEXAS~~ ^{Washington}

AFTER RECORDING, RETURN TO:

THOMAS S. NELSON
 P. O. Box 110488
 Carrollton, Texas 75011-0488



13712
 REAL ESTATE EXCISE TAX

JUL 12 1990
 PAID Exempt
W. J. B. T.
 SKAMANIA COUNTY TREASURER

EXHIBIT "A"
DESCRIPTION

ORDER NO. SK-12179

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH $00^{\circ} 46' 52''$ EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 834.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $00^{\circ} 46' 52''$ EAST ALONG SAID WEST LINE 330 FEET; THENCE SOUTH $89^{\circ} 13' 08''$ EAST 660 FEET; THENCE SOUTH $00^{\circ} 46' 52''$ WEST PARALLEL WITH SAID WEST LINE 330 FEET; THENCE NORTH $89^{\circ} 13' 08''$ WEST 660 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A 60 FOOT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE BELLE CENTER ROAD WHICH POINT IS SOUTH $89^{\circ} 13' 08''$ EAST 660 FEET FROM THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH $00^{\circ} 46' 52''$ EAST PARALLEL WITH SAID WEST LINE 867.22 FEET; THENCE NORTH $89^{\circ} 13' 08''$ WEST 660 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER.