

110710

BOOK 121 PAGE 991

JAMES E. CARLSON
MP. 63R WOODARD CREEK ROAD
SKAMANIA, WA 98648

FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

CCT 2342091 (SK)

JAN 17 2 25 PM '91

P. Lowry
AUDITOR
GARY H. OLSON

WARRANTY FULFILLMENT DEED

The Grantor, SCHOOL DISTRICT NO. 2, SKAMANIA COUNTY, WASHINGTON, for a valuable consideration in hand paid, conveys and warrants to JAMES E. CARLSON and JEAN L. CARLSON, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Lot 2, of SKAMANIA SCHOOL DISTRICT NO. 2 SHORT PLAT, according to the Plat thereof recorded in Book 3, Page 70, Skamania County Short Plat Records, being a portion of the Southwest quarter of the Southeast quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

TOGETHER WITH a perpetual easement for ingress, egress and utility purposes over a strip of land 20 feet in width as delineated on the aforesaid short plat running from the above described property in a Northerly and Westerly direction to the Woodard Creek County Road.

TOGETHER WITH a perpetual easement to maintain a septic tank drainage field to serve the residence on the aforesaid Lot 2 in the present location of the same in the Easterly portion of the Southerly half of Lot 1 of the aforesaid short plat.

SUBJECT TO easement for a logging truck road as granted to Pope and Talbot, Inc., by instrument recorded in Book 42 of deeds, page 130, Auditor's File No. 50984, records of said County.

TOGETHER WITH easement for access to and from the property herein sold to the County Road on and over the logging truck road as mentioned in the preceding paragraph.

SUBJECT TO easement for water pipeline as provided in the deed recorded in Book 48 of Deeds, page 446, records of said County and subject to an easement for a water pipeline along the Easterly portion of said property if the subject pipeline is installed on the property above described.

TOGETHER WITH and SUBJECT TO a perpetual easement to lay and maintain a water pipeline running from the residence on Lot 1 of the aforesaid short plat in an Easterly and Northerly direction across Lot 2 of said short plat to the spring located approximately 30 feet east of the Northeast corner of said Lot 2 and the water reservoir located about 100 feet North of the Northeast corner of said Lot 2, together with the right to use water therefrom for domestic purposes, all as more particularly described in Item No. 6 entitled "WATER EASEMENT AND AGREEMENT", as hereinafter provided in this contract.

By: *Sen. Parcul # 021-000-0202*
1/17/91

SKAMANIA COUNTY TREASURER

PAID SEE EXCISE 10132

JAN 17 1991

REAL ESTATE EXCISE TAX

Registered
Indexed, Dir
Indirect
Filmed 1/18/91
Mailed

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 20th, 1984, and recorded under AP#98752, Bk 84, Page 220, Excise No. 10136, 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.

Dated this 26th day of December, 1990.

SCHOOL DISTRICT NO. 2,
SKAMANIA COUNTY, WASHINGTON

By Noreen L. Haskew
Noreen L. Haskew, President

STATE OF WASHINGTON)
County of Skamania) ss

On this 26th day of December, 1990, before me, the undersigned, A notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared NOREEN K. HASKEW, President of SCHOOL DISTRICT NO. 2, SKAMANIA COUNTY, WASHINGTON, a municipal corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal this 26th day of
December, 1990, the day and year first above written.

Sharon Reddhausen
Notary Public in and for the
State of Washington, residing
at Carson

Commission expires: 6-13-93