

112886

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STATUTORY WARRANTY DEED

THIS WARRANTY DEED is made this 3rd day of February, 1992 by and between E. ROBERT RAND, whose address is MP .081 Silver Star Lane, Washougal, WA, (hereinafter referred to as "Grantor", and BRIAN D. & CANDIDA HART, husband and wife, whose address is MP 0.241 Silver Star Lane, Washougal, WA, (hereinafter referred to as "Grantee").

THE GRANTOR, for and in consideration of the sum of twenty thousand dollars (\$20,000.00), receipt of which is hereby acknowledged, hereby grants, sells, releases, and conveys to the Grantee, all that certain real property located in Skamania County, State of Washington, to-wit:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE SOUTH 01° 07' 30" WEST ALONG THE EAST LINE THEREOF, 20.00 FEET; THENCE NORTH 89° 00' 00" WEST, 1,322.64 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 91° 03' 40" EAST ALONG SAID WEST LINE, 16.98 FEET TO A 5/8" IRON ROD AT THE CENTER OF SECTION 34; THENCE NORTH 91° 03' 40" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 315.03 FEET; THENCE SOUTH 89° 00' 00" EAST, 1321.38 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00° 40' 50" WEST ALONG SAID EAST LINE, 301.77 FEET TO THE POINT OF BEGINNING.

14777
REAL ESTATE EXCISE TAX

FEB 03 1992

PAID 256.00

[Signature]
SKAMANIA COUNTY TREASURER

Cloncia J. Kimmel, Skamania County Auditor
By [Signature] Purson # 2-5-34-000702

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all liens and encumbrances, except taxes accruing subsequent to December 31, 1991, and conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

E. Robert Rand
E. Robert Rand

STATE OF WASHINGTON
COUNTY OF SKAMANIA

Registered 6
Indexed, Dir 6
Indirect 6
Filed 2/7/92
Mailed 1

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid, and in the County aforesaid, to take acknowledgments, personally appeared E. Robert Rand, to me known to be the person described in and who executed the foregoing, and acknowledged before me that he executed the same for the purposes set

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to be the person described in and who executed the foregoing, and acknowledged before me that he executed the same for the purposes set out therein.

WITNESS my hand and official seal in the County and State last aforesaid this, 3rd day of February, 1992.

Peggy B. Lowry
Notary Public
State of Washington
My Commission Expires: 2/23/95

This instrument was prepared by:

BRIAN D. HART
MP 0.24L, SILVER STAR LANE
WASHOUGAL, WA 98671
FEBRUARY 2, 1992



FILED FOR RECORD
SKAMANIA CO. WASH.
BY E. Robert Rand

FEB 3 3 33 PM '92
P. Lowry
AUDITOR
GARY M. OLSON