

113165

BOOK 127 PAGE 878



## First American Title Insurance Company

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FILED FOR RECORD  
SKAMANIA CO. WASH.

BY Elizabeth Johnson

MAR 2 4 30 PM '79

GARY M. OLSON

### Statutory Warranty Deed

THE GRANTOR LYLE E. CORNWALL and WILMA J. CORNWALL, HUSBAND and WIFE

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to JAY C. JOHNSON and ELIZABETH A. JOHNSON, HUSBAND and WIFE

the following described real estate, situated in the County of SKAMANIA, State of Washington:

SEE ATTACHMENT "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated DECEMBER 5, 1979, 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.

Real Estate Sales Tax was paid on this sale on DECEMBER 6, 1979, Rec. No. 7245  
Dated March 18, 1982

Lyle E. Cornwall  
Wilma J. Cornwall

STATE OF WASHINGTON

COUNTY OF Skamania

ss.

On this day personally appeared before me

Lyle E. Cornwall and  
Wilma J. Cornwall

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they are 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 18th day of March, 1982.

Rosalind M. Davis  
Notary Public in and for the State of Washington, residing at Stevenson

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_  
to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_

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 \_\_\_\_\_  
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 affixed the day and \_\_\_\_\_

Notary Public in and for the State of Washington

MAR 30 1982  
GARY M. OLSON  
SKAMANIA COUNTY CLERK

Glenda J. Kimmer, Skamania County Assessor  
By: [Signature] Parcel # 2-7-1-AF-2701 3-27-82

## ATTACHMENT "A"

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A TRACT OF LAND IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK EIGHT OF THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON, THENCE SOUTH  $55^{\circ} 30'$  WEST 266.5 FEET; THENCE NORTH  $25^{\circ}$  WEST 228.5 FEET TO THE SOUTH LINE OF THE J.P. GILLETTE TRACT AS MORE PARTICULARLY DESCRIBED IN DEED DATED JANUARY 19, 1899, AND RECORDED AT PAGE 331 OF BOOK "F" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST 14.5 FEET; THENCE NORTH 30 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH TO THE SOUTH LINE OF THE PUBLIC STREET KNOWN AND DESIGNATED AS VANCOUVER AVENUE; THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING THE SOUTHERLY LINE OF VANCOUVER AVENUE TO INTERSECTION WITH THE WEST LINE OF THE HENRY SHEPARD D.L.C.; THENCE SOUTH ALONG THE WEST LINE OF SAID SHEPARD D.L.C. TO A POINT WHICH IS NORTH  $89^{\circ} 15'$  WEST OF THE INITIAL POINT; THENCE SOUTH  $89^{\circ} 15'$  EAST 80 FEET, MORE OR LESS, TO THE INITIAL POINT; EXCEPT THE WEST 3 FEET THEREOF.

AND ALSO: COMMENCING AT THE SOUTHWEST CORNER OF THE PARCEL ABOVE DESCRIBED AND RUNNING THENCE NORTH  $89^{\circ} 15'$  WEST 3 FEET TO THE WEST LINE OF THE SHEPARD D.L.C.; THENCE SOUTH ALONG SAID D.L.C. LINE 20.25 FEET; THENCE NORTH  $72^{\circ} 22' 48''$  EAST 64.25 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTH  $89^{\circ} 15'$  WEST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; EXCEPT THE WEST 3 FEET THEREOF.

SUBJECT TO THAT CERTAIN EASEMENT AND RIGHT OF WAY FOR A SEWER LINE RESERVED UNDER THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 64 OF DEEDS AT PAGE 905, UNDER AUDITOR'S FILE NO. 75726, RECORDS OF SKAMANIA COUNTY, WASHINGTON.