

Title to said estate or interest at the date hereof is vested in:

JAMES A. KALLAS, as his separate estate----

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

A FEE SIMPLE----

EXCEPTIONS:

1. Taxes for the year 1990: \$429.29, UNPAID.
(Account No. 02-06-26-4-0-1005)
2. The rights to the Public in roads and highways.
3. Deed of Trust, including the terms and provisions thereof, executed by JAMES A. KALLAS and GLENDA J. KALLAS, husband and wife as grantor, to TRANS AMERICA TITLE COMPANY as Trustee for RIVERVIEW SAVINGS BANK, as beneficiary, dated July 2, 1986, recorded July 8, 1986, in Book 101, Page 790, Auditors File No. 101427 Skamania County Mortgage Records, given to secure the payment of \$42,000.00.
4. Deed of Trust, including the terms and provisions thereof, executed by JAMES KALLAS and JENNIFER KALLAS as grantor, to SAFECO TITLE INSURANCE COMPANY as trustee for CHRYSLER FIRST FINANCIAL SERVICES CORPORATION as beneficiary, dated February 24, 1988, recorded March 23, 1988, in Book 108, Page 897, Auditors File No. 104884 Skamania County Mortgage Records, given to secure the payment of \$9,500.00.
5. Judgment in favor of GLENDA JEAN KALLAS vs. JAMES A. KALLAS, entered December 15, 1986 as Judgment 86-9-00122-8, in Dissolution Suit No. 86-3-0076-9.