



# First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:  
FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

FEB 2 11 20 AM '96

*Olson*  
AUDITOR  
GARY M. OLSON

Filed for Record at Request of

Name Jeffery Karaman

Address 1211 22nd St

City and State Hood River, OR 97031

5672 19872

124388

## Statutory Warranty Deed

BOOK 155 PAGE 145

THE GRANTOR

DONALD M. RICHMAN & MAVIS RICHMAN, husband and wife

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to JEFFREY D. KARAMAN,

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

SEE ATTACHED EXHIBIT "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 10, 1992, 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 November 30, 1992, Rec. No. 015413

Dated January 30, 1996, 19

*Donald M. Richman*  
Donald M. Richman

*Mavis J. Richman*  
Mavis Richman

STATE OF WASHINGTON *Minnesota*  
COUNTY OF *Cass*

On this day personally appeared before me

*Donald & Mavis Richman*

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

30 day of Jan, 1996

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

*Kathleen M. Martin*

KATHLEEN M. MARTIN  
NOTARY PUBLIC - MINNESOTA  
DAKOTA COUNTY

LPB-11 (6/84)

My Commission Expires Jan. 31, 2000

STATE OF WASHINGTON

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

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 year first above written.

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

*Kathleen M. Martin*

*Kathleen M. Martin*

*Kathleen M. Martin*

*Kathleen M. Martin*

Gary M. Olson, Skamania County Auditor  
Date 2-2-96 Parcel # 3-10-16-1400

REAL ESTATE EXCISE TAX  
FEB 2, 1996

PAID BY *owner* #15413 *2/2/96*

*Olson*  
SKAMANIA COUNTY TREASURER

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of said Section 16; thence West along the South line of the Southeast Quarter 375 feet to the point of beginning; thence North parallel with the East line of said Southeast Quarter 316 feet, more or less, to the Southerly right of way line of the Cook-Underwood Road as traveled and established May 1, 1978; thence Southwesterly along the Southeasterly right of way line of said Cook-Underwood Road to a point that bears North  $49^{\circ} 30'$  West 54.7 feet from intersection with a line drawn parallel to and distant Westerly 480 feet from the East line of said Section 16; thence South  $49^{\circ} 30'$  East 54.7 feet; thence South  $04^{\circ} 32'$  West a distance of 152 feet, more or less, to a point on the South line of the said Southeast Quarter; thence East along said South line a distance of 105 feet, more or less, to the point of beginning.

ALSO known as Lot 1 of the PETE and AVA GROVE'S SHORT PLAT, recorded in Book 2 of Short Plats, Page 23A, Auditor's File No. 85268, records of Skamania County, Washington.