

124679



# First American Title Insurance Company

Filed for Record at Request of

Name Brian E. & Tina L. NicklausAddress PO Box 1015City and State Stevenson, WA 98648Set 1991

BOOK 755 PAGE 758

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

FEB 28 11 14 AM '96

*P. Lawry*  
AUDITOR  
GARY M. OLSON

## Statutory Warranty Deed

THE GRANTOR PAUL E. NEWELL and MAYBELL CLARA NEWELL, husband and wifefor and in consideration of FULFILLMENT OF CONTRACTin hand paid, conveys and warrants to BRIAN E. and TINA L. NICKLAUS, husband and wife

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

A tract of land in the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 36; thence East along the South line of said Section 36 a distance of 49 feet to the true point of beginning; thence East along said South line 147 feet; thence North parallel with the West line of said Section 36 a distance of 150 feet; thence West parallel with the South line 100 feet; thence South parallel with the West line 100 feet; thence Southwesterly in a straight line 70 feet, more or less, to the true point of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 31, 1989, 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 August 1, 1989, Rec. No. 12919  
Dated 2-16-1996

*Paul E. Newell by Maybell Clara Newell*  
Paul E. Newell

*Maybell Clara Newell*  
Maybell Clara Newell

REAL ESTATE EXCISE TAX

N/A

FEB 28 1996

PAID BY DEBIT #12919 DUE 4/89

STATE OF WASHINGTON

COUNTY OF SKAMANIA ss.

On this day personally appeared before me PAUL E. NEWELL and MAYBELL CLARA NEWELL to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that THEY signed 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 16th day of FEBRUARY, 1996

*Debi J. Barnum*  
Debi J. Barnum  
Notary Public in and for the State of Washington, residing at CLAMAS

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 year first above written.

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

Registered

Indexed, Direct

Indirect

Filmed

Mailed



STATE OF WASHINGTON

County of SKAMANIA

} ss.

BOOK 755 PAGE 759

On this 16th

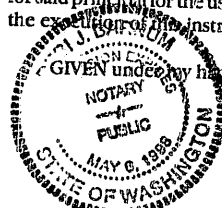
day of FEBRUARY

1996

before me personally appeared to me known to be the individual who executed the

MAYBELL CLARA NEWELL foregoi<sup>g</sup> instrument as Attorney in Fact for PAUL E. NEWELL

and acknowledged that She signed the same as HER free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of the instrument has not been revoked and that said principal is now living and is not insane.



Deb J. Barjum DEB J. BARJUM  
Notary Public in and for the State of Washington,  
residing at CAMAS

ACKNOWLEDGMENT — ATTORNEY IN FACT  
FIRST AMERICAN TITLE COMPANY  
WA - 47

My appointment expires MAY 6, 1998