

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

APR 5 12 13 PM '96

P. Slawry
AUDITOR
GARY M. OLSON

Filed for Record at Request of

Name FRANK KELLER

Address P.O. 393 (mp. 45.25 N 1/4 14)

City and State Stevenson, Wa 98548

Sec 19981

124965

Statutory Warranty Deed

BOOK 156 PAGE 450

THE GRANTOR^S Charles H. Woodward, Archie W. Woodward, Inez L. Rowley
all Married persons as their separate ESTATE, as joint Tenants with Right of Survivorship
for and in consideration of FULL FILLMENT OF CONTRACT
in hand paid, conveys and warrants to FRANK KELLER
the following described real estate, situated in the County of SKAMANIA, State of Washington

SEE Attached exhibit A.

City of Skamania, Skamania County, Washington
Date 4-5-96 Filed 4-5-96
dm

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated _____, 19____, 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 MARCH 5

, Rec. No. 13382

Dated 3-10, 1996

NA
REAL ESTATE EXCISE TAX

APR 05 1996

PAID See ex 13382

dm

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF PERCE ss.

On this day personally appeared before me

CHARLES H. WOODWARD

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

GIVEN under my hand and official seal this 3rd day of APRIL, 1996

Notary Public in and for the State of Washington, residing at 1011 1/2 1st St, Stevenson, WA

STATE OF _____

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, Dir. ☒
Indirect ☒
Filmed ☒
Mailed ☒

EXHIBIT

A

BOOK 756 PAGE 451

BOOK 118 PAGE 42

LEGAL DESCRIPTION

BEGINNING AT A POINT MARKED BY UNITED STATES ENGINEER'S MONUMENT AT THE NORTHWEST CORNER OF GOVERNMENT LOT 12, SECTION 36 TOWNSHIP 3 NORTH RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, SKAGHANIA COUNTY, WASHINGTON, WHICH SAID POINT IS SOMETIMES DESIGNATED AS THE CENTER OF SAID SECTION 36; THENCE SOUTH 245 FEET TO THE INITIAL POINT; THENCE FROM SAID INITIAL POINT EAST 126 FEET; THENCE SOUTH 4° 30' EAST 286 FEET; THENCE NORTH 63° 08' EAST TO THE NORTHWEST CORNER OF TRACT NO. 2 OF COLUMBIA HOME TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY AUDITOR OF SKAGHANIA COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 2 TO THE NORTH LINE OF STATE HIGHWAY 14; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY 14 TO THE INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 10 OF SAID SECTION 36; THENCE NORTH TO A POINT MARKING THE CORNER COMMON TO GOVERNMENT LOTS 10, 11 AND 12 OF SAID SECTION 36; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10 TO INTERSECTION WITH THE EAST LINE OF THE HENRY SHEPARD D.L.C.; THENCE NORTH TO THE WEST LINE OF GOVERNMENT LOT 12 AFORESAID; THENCE EAST TO PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PARCEL DEEDED TO CLOVIS J. ST. JEAN ET UX BY DEED RECORDED JULY 16, 1963 IN BOOK 51 ON PAGE 429.

ALSO THAT PORTION OF LOT 2 OF COLUMBIA HOME TRACTS DESCRIBED AS:

COMMENCING AT A POINT ON THE NORTH LINE OF STATE HIGHWAY 14, WHICH POINT IS 100 FEET WEST, WHEN MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID LOT 2; THENCE NORTH 477 FEET; THENCE EAST 100 FEET TO CORNER OF SAID LOT 2; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG NORTH LINE OF LOT 2 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOT 2 TO THE NORTH LINE OF SAID STATE HIGHWAY 14; THENCE EASTERLY ALONG SAID NORTH LINE 108 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ADDITIONAL CONTRACT PROVISIONS

35. DURING 1990 AND 1991 BUYER SHALL NOT PAY MORE THAN \$5000.00 ON PRINCIPAL IN ADDITION TO HIS MONTHLY PAYMENTS.
36. WHEN BUYER HAS PAID A TOTAL OF \$5,000.00 ON PRINCIPAL OF THIS CONTRACT, HE SHALL BE ENTITLED TO A DEED FOR ONE-ACRE OF HIS CHOOSING, PROVIDED THAT SAID ONE-ACRE SHALL NOT OBSTRUCT ACCESS TO THE REMAINDER OF THE PROPERTY.

STATE OF MontanaCOUNTY OF Teton

On this day personally appeared before me

Trey L. Rowley

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS

Notary Public in and for the State of Montana residing at

STATE OF

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

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo

On this day personally appeared before me

ARCHIE W. WOODWARD

to me known to be the individual(s) described in and who
executed the within and foregoing instrument, and
acknowledged that he signed the same
as his 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, 19 96.

Notary Public in and for the State of

Casey Appel

LPB-11 (6/84)

STATE OF

BOOK 156 PAGE 452

COUNTY OF

On this _____ day of _____, 19____,
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned 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 instru-
ment 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.

residing at

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

My Comm. Expires Feb 1, 2000