



First American Title Insurance Company

Filed for Record at Request of

Name Carlson and Hood

Address 2546 Warren Avenue North

City and State Seattle, WA 98109

SEP 19 1996

BOOK 157 PAGE 323

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAY 23 11 31 AM '96

G. Olson
AUDITOR
GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR RONALD FLOYD SHIPPY and VIRGINIA ALICE HOOD, as Tenants in Common
for and in consideration of ONE HUNDRED EIGHT THOUSAND AND 00/00
in hand paid, conveys and warrants to JEFFREY CARLSON and PATRICIA HOOD, husband and wife
the following described real estate, situated in the County of Skamania, State of Washington

SEE ATTACHED EXHIBIT "A"

REAL ESTATE EXCISE TAX
18076

MAY 23 1996
PAID \$1,652.40

W. W. W. W.
SKAMANIA COUNTY TREASURER

Gary M. Olson, Skamania County Auditor
Date 5/23/96 Perol # 27-1-10-000
941 46



Dated May 8, 1996
Ronald F. Shippy
Ronald Floyd Shippy

Virginia A. Hood
Virginia Alice Hood

OREGON
STATE OF WASHINGTON
COUNTY OF Benton ss.

On this day personally appeared before me
Virginia Alice Hood
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 free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
8th day of May, 1996
Mary Ann Riddetti
Notary Public in and for the State of Washington, residing at
Corvallis, Oregon

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 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.

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

Indexed
Filed
Mailed

EXHIBIT A

A tract of land in the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 600 feet South and 642 feet West of the Northeast corner of Government Lot 9 of said Section 1 which is the Northwest corner of a tract of land conveyed to Gary H. Martin, et. ux., by Quiet Title Action, recorded February 2, 1986 in Book 155, Page 142; thence continuing North 89° 14' West to the Northeast corner of a tract of land conveyed to Alex Bourdeau by Instrument recorded February 7, 1986, in Book 100, Page 316; thence South along said East line 160 feet, more or less, to the Northeasterly line of a tract of land conveyed to Hegewald Lumber by Instrument recorded in Book 33, Page 189; thence South 50° East along said line 290 feet, more or less, to the most South, Southwest corner of a tract of land conveyed to Theo Linds by Instrument recorded February 6, 1911, in Book N, Page 69; thence East 82 feet; thence North 109 feet to the Southeast corner of the Martin Tract; thence West along said South line 82 feet to the Southwest corner of said Martin Tract; thence North along said West line 150 feet to the point of beginning.

EXCEPT that portion lying within Second Street.

ALSO EXCEPT that portion conveyed to Gust Melomas by Instrument recorded May 17, 1936, in Book 27, Page 67.

SUBJECT TO:

1. Rights of the Public in and to that portion lying within the road.
2. Flowage Easement, including the terms and provisions thereof, in favor of the United States of America, recorded August 30, 1938, in Book 27, Page 177, in Auditor's File No. 25392, Skamania County Deed Records.
3. Easement for Ingress and Egress, including the terms and provisions thereof, recorded March 24, 1986, in Book 100 Page 588, Skamania County Deed Records.

STATE OF WASHINGTON, } ss.
County of Skamania

On this day personally appeared before me Ronald Floyd Shippy

to me known to be the individual 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.



My hand and official seal this 14 day of May, 1996

James R. Copeland
Notary Public in and for the State of Washington,
residing at Stevensen

My appointment expires September 13, 1999

Gary H. Martin, Skamania County Assessor
5/23/96
Date 2-7-1-1-2000
JFL