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BOOK 246 PAGE 103

When Recorded Mail To:

David D. Jahn
 Attorney at Law
 211 East McLoughlin Blvd., Suite 100
 P.O. Box 611
 Vancouver, WA 98666-0611

REAL ESTATE EXCISE TAX

23114

JUL 14 2003

PAID

exempt

Cg deputy

SKAMANIA COUNTY TREASURER

FILED FOR RECORD
 SKAMANIA CO. WASH
 BY **SKAMANIA CO. CLERK**

JUL 14 11 45 AM '03

J. MICHAEL BRADSHAW

SCR 25879

WARRANTY DEED

Grantor: Jerry Cates and Diane F. Cates, husband and wife

Grantee: Riverview Community Bank

Legal Description (abbreviated): Lot 1, Jerry Short Plat; Lots 1, 2, 3 and 4, Diane's Short Plat
 Additional legal description located on Exhibit "A" attached hereto.

Assessor's Tax Parcel ID #: 02-05-34-00-09-13-00, 02-05-34-0-0-0912-00

Reference Nos. of Documents Released or Assigned: N/A

9/14, 9/15 & 9/16

THE GRANTORS, Jerry Cates and Diane F. Cates, husband and wife, for and in consideration of Grantee's agreement not to foreclose that certain deed of trust described below convey and warrant to Riverview Community Bank ("Grantee"), the real estate legally described on Exhibit "A" attached hereto, situated in the County of Skamania, State of Washington, subject to those Permitted Exceptions set forth in Exhibit "B" attached hereto.

The Grantee by accepting and recording this Deed does not intend a merge of its interest under that certain Deed of Trust dated May 30, 2000 and recorded May 31, 2000 in Book 199, Page 681, under Skamania County Auditor's File No. 138262, with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the property. All indebtedness secured by said deed of trust shall remain in full force and effect.

Grantor declares that this conveyance is freely and fairly made, that this is an absolute conveyance (and not a conveyance for security purposes), and that there are no agreements, oral or written, between Grantor and Grantee with respect to the real property described in Exhibit "A" to this Warranty Deed except that certain Settlement and Deed In Lieu of Foreclosure Agreement between Grantor and Grantee.

Dated this 2nd day of July, 2003.

 Jerry Cates

Diane F. Cates
Diane F. Cates

STATE OF WASHINGTON)

County of Clark)

SS.

On this day personally appeared before me Jerry Cates and Diane F. Cates, husband and wife, 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 this 2nd day of July, 2003.

KAREN M. NELSON
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
JUNE 16, 2007

Karen M. Nelson
NOTARY PUBLIC in and for the State of
Washington, residing at Camas
My commission expires: 6-16-07

Exhibit "A"

Legal Description

A tract of land in Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, as follows:

Lot 1 of the Jerry Short Plat, recorded in Book 3 of Short Plats, Page 418, Skamania County, Washington.

Lots 1, 2, 3 and 4 of the Diane's Short Plat, recorded in Book 3 of Short Plates, Page 417, Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 7-17-03 Parcel # 01 05 34 00 0912 00
110 0913 00
0914 00
0915 00
0916 00

PARCEL II

10. Taxes Year 2003: Not Yet Assessed
Fire Patrol for Year 2003: \$14.90, Unpaid Plus Interest
Parcel No. 02-05-34-0-0-0913-00
11. Easement for Pipeline, including the terms and provisions thereof, recorded January 4, 1955 in Book 40, Page 490, Skamania County Deed Records.
12. Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, recorded December 7, 1978 in Book 75, Page 783, Skamania County Deed Records.
13. Easement Agreement, including the terms and provisions thereof, recorded October 3, 2002 in Book 230, Page 115.
14. Easements as shown on the recorded Short Plat.
15. Road Agreement, including the terms and provisions thereof, recorded in Book 231, Page 781.
16. Deed of Trust, including the terms and provisions thereof, executed by JERRY CATES AND DIANE CATES as grantor to RIVERVIEW SERVICES INC., as trustee for RIVERVIEW COMMUNITY BANK as beneficiary, dated MAY 30, 2000, recorded MAY 31, 2000 in Book 199, Page 681, Auditor File No. 138262, Skamania County Mortgage Records, given to secure the payment of \$352,950.00. Re-recorded December 20, 2002 in Book 234, Page 104. (Affects Additional Property)

PARCEL III

17. Taxes for Year 2003: 1,691.15, Paid In Full
Fire Patrol for Year 2003: \$14.90, Paid In Full
Parcel No. 02-05-34-0-0-0912-00

Taxes for Year 2003: Not Yet Assessed
Fire Patrol for Year 2003: \$14.90, Unpaid Plus Interest
Parcel No. 02-05-34-0-0-0914-00

EXHIBIT "B"
1 OF 2

Taxes for Year 2003: Not Yet Assessed
 Fire Patrol for Year 2003: \$14.90, Unpaid Plus Interest
 Parcel No. 02-05-347-0-0-0915-00

Taxes for Year 2003: Not Yet Assessed
 Fire Patrol for Year 2003: \$14.90, Unpaid Plus Interest
 Parcel No. 02-05-34-0-0-0916-00

18. Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, recorded December 7, 1978 in Book 75, Page 783.
19. Easements as shown on the recorded Short Plat.
20. Road Maintenance Agreement, including the terms and provisions thereof, recorded in Book 231, Page 781.
21. Deed of Trust, including the terms and provisions thereof, executed by JERRY CATES AND DIANE CATES as grantor to RIVERVIEW SERVICES INC., as trustee for RIVERVIEW COMMUNITY BANK as beneficiary, dated MAY 30, 2000, recorded MAY 31, 2000 in Book 199, Page 681, Auditor File No. 138262, Skamania County Mortgage Records, given to secure the payment of \$352,950.00. Re-recorded December 20, 2002 in Book 234, Page 104. (Affects Additional Property)
22. Deed of Trust, including the terms and provisions thereof, executed by JERRY CATES AND DIANE CATES, HUSBAND AND WIFE, as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee, for I&P INVESTMENTS, LLC, as Beneficiary, dated SEPTEMBER 16, 2002, recorded SEPTEMBER 23, 2002 in Book 229, Page 736, Auditor File No. 146015, Skamania County Mortgage Records, given to secure the payment of \$180,000.00. Re-recorded February 19, 2003 in Book 237, Page 462.

By instrument recorded FEBRUARY 19, 2003 in Book 237, Page 474, Auditor File No. 147668, Skamania County Mortgage Records, the lien of the above Deed to Trust, was subordinated to the lien of the Deed of Trust shown at Exception No. 21 above.

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