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BOOK 246 PAGE 269

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY CLARE COUNTY FILE

JUL 15 2 56 PM '03

Olavny
ALFRED
J. MICHAEL JOHNSON

AFTER RECORDING MAIL TO:

(FULFILLMENT)
Statutory Warranty Deed

THE GRANTOR ROGER McCARTHY and DORENE McCARTHY, husband and wife for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to Gary W. Phillips and Susan L. Phillips, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and made a part hereof.

REAL ESTATE EXCISE TAX
N/A
JUL 15 2003
PAID *by check # 12365 ddt 11/1/88*
SKAMANIA COUNTY TREASURER

SUBJECT TO: Covenants, conditions, restrictions, reservations, easements and agreements of record, if any.
Assessor's Property Tax Parcel Account Number(s): 03-09-31-0-0-0500-00
Abb. Legal Desc. #500 Section 31, Township 3, Range 9, Full Legal on Page 2.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 26 1988, 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 or stamped exempt on 11-14-1988, Rec. No. 106139, Book 111 Page 871
EXCISE # 12365

Dated this 7 day of July, 2003.

Roger McCarthy

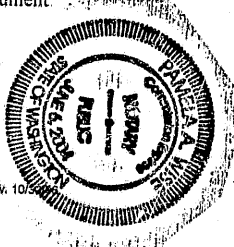
ROGER McCARTHY
Dorene McCarthy

DORENE McCARTHY

STATE OF WASHINGTON }
COUNTY OF *Sikone* } SS Gary H. Martin, Skamania County Assessor
Date *7-15-03* Parcel # *03-09-31-00-0500-00*

I certify that I know or have satisfactory evidence that ROGER McCARTHY and DORENE McCARTHY are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/hier/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *7/7/03*



Alfred J. Michael Johnson

Notary Public in and for the State of Washington
Residing at *9 miles E of*
My appointment expires: *6/30/04*

Exhibit A

A tract of land located in the James M. Findley Donation Land Claim, in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southwesterly corner of the Glen E. Kidner property, as more particularly described by deed dated May 13, 1964, and recorded at page 499 of Book 52 of Deeds, records of Skamania County, Washington; thence Northerly along the Westerly line of said Kidner tract 486 feet; thence West 325 feet; thence South parallel to the West line of said Kidner tract to the Northerly right of way line of State Road No. 14; thence in a Easterly direction following the Northerly line of State Road No. 14 to the Point of Beginning.

EXCEPT that portion thereof, conveyed to the State of Washington, by deed dated February 16, 1950, and recorded at page 8, of Book 33 of Deeds, records of Skamania County, Washington.

Unofficial
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