

SENTRY GUARANTEE & ESCROW, INC.



THIS SPACE RESERVED FOR RECORDER'S USE.

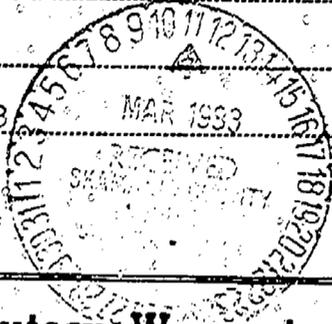
SKAMANIA COUNTY TITLE CO
 STEVENSON, WA
 4:10 P. MAR 14 83
 DEEDS 42
 Y.M. Olson
 A. Davis

Filed for Record at Request of

Name Sentry Guarantee & Escrow, Inc.

Address P.O. Box 1849

City and State Vancouver, WA 98668



Statutory Warranty Deed

THE GRANTOR THOMAS J. TUCKER AND CORRINE A. TUCKER, HUSBAND AND WIFE

for and in consideration of Ten and no/100 Dollars and other considerations.

in hand paid, conveys and warrants to KIM S. FLOOD AND KEVIN L. FLOOD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON the following described real estate, situated in the County of SKAMANIA, State of Washington:

This conveyance contains an underlined correction legal description which was a typing error in the contract which this deed fulfills.

BEGINNING at the Southeast corner of the Northeast quarter of the Southwest quarter of Section 27, Township 2 North, Range 6 East, of the Willamette Meridian; thence North 0° 51' 35" East along the East line of said Northeast quarter, of the Southwest quarter of Section 27, 500.00 feet; thence North 88° 51' 36" West 433.88 feet to the center line of Woodard Creek Road; thence Southeasterly along said road to the South line of said Northeast quarter, of the Southwest quarter of Section 27; thence South 89° 02' 21" East 350.32 feet to the POINT OF BEGINNING.

Subject to County Road right-of-way, and subject to 75' side Northwest Pipeline Easement, and also subject to the following easement for ingress, egress, and public utilities, over, under, and across:

Commencing at a point 500 feet, North 0° 51' 35" East of the Southeast corner of the Northeast quarter of the Southwest quarter, of said Section 27; thence North 88° 51' 36" West 325.00 feet to the POINT OF BEGINNING; thence South 20° 00' 00" West 225 feet more or less to the center line of Woodard Creek Road; thence Northwestly along said road to a point that bears North 88° 51' 36" West from the POINT OF BEGINNING; thence South 88° 51' 36" East 109 feet more or less to the POINT OF BEGINNING.

Reserving unto the Sellers the right to take and use water from the well located on the above described property enough for one (1) domestic household. If Sellers elect to take and use such water, Sellers shall pay to Purchasers Ten Dollars (\$10.00) per month for each month the water is used. The Sellers' water rights shall be assignable to any person or persons. In the event Sellers elect to assign their water rights, the assignee shall be responsible for making the \$10.00 per month payment to purchaser.

Transaction in compliance with County subdivision ordinance Skamania County Recorder by 22

22

95481

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Subject to: a Mortgage held by and payable to VANCOUVER FEDERAL SAVINGS & LOAN ASSOCIATION, A CORPORATION, dated May 16, 1977, recorded May 19, 1977, under Auditor's File No. 84062 in Book 54 of Mortgages at page 247, the approximate balance of which is \$32,117.41 which the grantees herein assume and agree to pay in full.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 20, 1979, 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 February 29, 1980, Rec. No. 7371.

Dated this 8th No. day of March, 1983

TRANSAC - ON EXCISE TAX

MAR 17 1983

Amount Paid \$137.11

Thomas J. Tucker (SEAL)

Corrine A. Tucker (SEAL)

STATE OF WASHINGTON
County of Clark

On this day personally appeared before me THOMAS J. TUCKER AND CORRINE A. TUCKER 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 8th day of March

Notary Public
Direct
Recorded
Filed

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

