106676

BOOK 113 PAGE 216

THIS SPACE PROVIDED FOR RECORDER'S USE:
FILED FOR RECORD
SKAMANIA CO. WASH
BY MT. ADAMS TITLE
Mar 8 3 01 PM '89
A. [signature], Dep
AUDITOR
GARY M. OLSON

FILED FOR RECORD AT REQUEST OF
FIRST AMERICAN TITLE INSURANCE CO.
108 E. Mill Plain Blvd.,
Vancouver, Wa. 98660

WHEN RECORDED RETURN TO

Name ALBERT E. and RUTHMARY E. BENNETT

Address M.P.O. 29L NEWQUIST ROAD

City, State, Zip WASHOUGAL, WA. 98671

Esc.# 88-2302 LM LPB-15

BARGAIN AND SALE DEED

THE GRANTOR PACIFIC FIRST BANK, a Federal Savings Bank; formerly known as COMMUNITY FIRST FEDERAL SAVINGS, a Corporation

for and in consideration of TEN AND No/100ths Dollars and other valuable consideration ------ Dollars ($ 10.00), in hand paid, grant , bargain , sell , convey , and confirm to RUTHMARY E. BENNETT and ALBERT E. BENNETT, wife and husband

the following described real estate, situated in the county of SKAMANIA , State of Washington: (LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART), to wit:

MKT 2699

The South half of the West half of the West half of the Southeast quarter of the Northeast quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT the South 30 feet thereof for Newquist Road. Also known as Lot 1 of Patsy L. Harada Short Plat in Book 2 of Short Plats, at Page 92, under Auditor's File No. 88151, Records of Skamania County, Washington.

12508 REAL ESTATE EXCISE TAX PAID 585.60 [signature] Deputy

SUBJECT TO: The second half general taxes and fire patrol assessment for the calendar year of 1989; Right of Way Easement for Utilities in favor of Public Utility District No. 1 for Skamania County, recorded under Auditor's File No. 73462, Skamania County Deed Records; An Easement for pipeline, recorded under Auditor's File No. 75894, Skamania County Deed Records; and, An easement, being 60 feet wide over the East portion as disclosed by Short Plat, recorded in Book 2, page 92, records of Skamania County, Washington.

The Grantor for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, we will forever warrant and defend the said described real estate. PROPERTY IS SOLD IN "AS IS" CONDITION, WITH SELLER/GRANTOR MAKING NO WARRANTIES OR REPRESENTATIONS AS TO USE, CONDITION OR BOUNDARIES.

Dated FEBRUARY 24th , 19 89

COMMUNITY FIRST FEDERAL SAVINGS, a corporation as acquired by PACIFIC FIRST BANK

BY:

BY: [signature]

William T. Brice, Vice President

STATE OF WASHINGTON } ss.
COUNTY OF

On this day personally appeared before me

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

GIVEN under my hand and official seal this day of , 19

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

STATE OF WASHINGTON } ss.
COUNTY OF Pierce

On this 28th day of February , 19 89 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William T. Brice and to me known to be the Vice President and Secretary, respectively, of Pacific First Bank 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 he is 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.

[signature]

Notary Public in and for the State of Washington, residing at Orting
My commission expires: 6-8-92

NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-8-92

Registered S
Indexed, Dir S
Indirect S
Filmed
Mailed

Glenda J. Kimmel, Skamania County Assessor
By: [signature] Parcel # 2-5-19-3?

CERTIFICATE

OF

CONVERSION/ACQUISITION

This is to certify that on December 15, 1988, Pacific First Acquisition Corporation acquired control of American Home Savings, a federal savings bank (American Home), following the conversion of American Home from a mutual institution to a stock institution. American Home was renamed Pacific First Bank, a federal savings bank (PFB).

Also, on December 15, 1988, shortly after the conversion, PFB and the Federal Savings and Loan Insurance Corporation (FSLIC), as receiver for Community First Federal Savings (Community) entered into an acquisition agreement pursuant to which PFB acquired substantially all of the assets and liabilities of Community.

Therefore, as of December 15, 1989, substantially all of the assets and property of every kind and character, real, personal and mixed, tangible and intangible, rights and credits by American Home and Community prior to the said conversion and acquisition were vested in and became the property of PFB by operation of law and without conveyance or transfer and without further act or deed by either of said banks.

DATED at Tacoma, Washington this 10th day of February, 1989.

PACIFIC FIRST BANK,
a federal savings bank

By: Theodore M. Johnson, Jr.
Theodore M. Johnson, Jr.
Senior Executive Vice President
Corporate Secretary

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this 10th day of February, 1989, before, me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Theodore M. Johnson, Jr., to me known to be the Senior Executive Vice President/General Counsel and Corporate Secretary, of the bank that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said bank, for the uses and purposes there mentioned, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Bette A. Haugen
Notary Public in and for the
State of Washington, residing
at Tacoma.
Commission Expires: 10-27-91

AD5