

111692

BOOK 124 PAGE 361



Transamerica  
Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD AT REQUEST OF

146943-3 SD

WHEN RECORDED RETURN TO

Name Timothy D. McCoy and Jan Sue McCoy

Address MP 0.24R Hoffman Road

City, State, Zip Washougal, WA 98671

FILED FOR RECORD  
SKAMANIA CO WASH  
SKAMANIA CO, TITLE

JUL 31 5 18 AM '91

E. Moyer

GARY

### Statutory Warranty Deed

THE GRANTOR AMOS J. BRATCHER and RUTH R. BRATCHER, husband and wife

for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT

in hand paid, conveys and warrants to TIMOTHY D. MC COY and JAN S. MC COY, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit Attached Which Becomes a Part Thereof

SUBJECT TO: Easements, restrictions, reservations and provisions of record if any.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 11, 1985, 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

12/13/85

Rec. No. 10595

Dated December 11, 1985

NA

REAL ESTATE EXCISE TAX

JUL 31 1991

SEE EXCISE 10595

Jud. Deputy

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

STATE OF WASHINGTON  
COUNTY OF

On this day of 1985, appeared before me

On this day of 1985, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Amos J. Bratcher & Ruth R. Bratcher

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.

and  
to me known to be the President and Secretary, respectively, of 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 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.

GIVEN under my hand and official seal this 12th day of December, 1985.

*[Signature]*

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

My appointment expires: 5/20/89  
LPB No. 11

Form No. W-561 Rev. 6-76

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

Registered  
Indexed, Dit  
Indirect  
Filed 8/27/91  
Mailed

SK-13997  
LEGAL DESCRIPTION

*Handwritten signature/initials*  
R. B.

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

THE WEST 532 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; AND THE NORTH 100 FEET OF THE WEST 532 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE ROAD 30 FEET IN WIDTH ALONG THE COURSE OF AN EXISTING EASEMENT FOR AN UNDERGROUND ELECTRICAL CONDUIT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY, WASHINGTON, OVER AND ACROSS OTHER REAL PROPERTY OF ELMER CRISPIEN AND BORIS J. CRISPIEN, HUSBAND AND WIFE, CONNECTING WITH COUNTY ROAD NO. 1111 DESIGNATED AS THE HOFFMAN ROAD, AND AN EASEMENT FOR RIGHT OF WAY FOR A PRIVATE ROAD OF UNSPECIFIED WIDTH OVER AND ACROSS REAL PROPERTY OWNED BY JAMES W. HOFFMAN AS MORE PARTICULARLY DESCRIBED IN AN INSTRUMENT DATED DECEMBER 18, 1928, AND RECORDED AT PAGE 79 OF BOOK 3 OF AGREEMENTS AND LEASES, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Unofficial Copy