

116198

WARRANTY FULFILLMENT DEED

BOOK 135 PAGE 221

The Grantor, WILLIAM J. TREMMEL, a single man, for a valuable consideration in hand paid, conveys and warrants to RICHARD A. BEARD and SELINA M. BEARD, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

Beginning at a point 503.51 feet North 0°35'27" East and 956.45 feet South 89°24'33" East from the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian as measured along the West line of the Southwest Quarter and at a right angle to said line; thence North 0°35'27" East parallel to the said West line of the Southwest Quarter 163.39 feet; thence South 89°24'33" East 388.87 feet more or less to the East line of the said Northwest Quarter of the Southwest Quarter of Section 21; thence South 0°50'17" West along the East line 359.22 feet more or less to the North line of the Gregorius Tract as recorded in Book X, Page 135; thence North 88°12'09" West along the North line of said Gregorius Tract 387.41 feet more or less to a point that bears South 0°35'27" West from the point of beginning; thence North 0°35'27" East 187.66 feet to the point of beginning;

EXCEPT that portion of said Lot 3 lying South of an existing east/west fence bearing North 89°40'41" West as shown on Short Plat recorded at Book 1, Page 74, Records of Skamania County, Washington;

TOGETHER WITH the right of ingress and egress across the southern 20 feet of Lot 1 and the northern 20 feet of Lot 2 of the Short Plat recorded in Book 1, at Page 74, Records of Skamania County, Washington.

SUBJECT to all easements of record; and

SUBJECT to life estate reserved in ALICE LARSON TREMMEL by deed dated February 16, 1990.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated February 23, 1990, recorded on February 26, 1990 in Book 117 at page 975 under Auditor's File No. 108824, Skamania County Records, 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,

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Jan Kidpinski*  
MAY 10 4 48 PM '93  
*P. Lowry*  
GARY M. OLSON

REAL ESTATE EXCISE TAX

MAY 11 1993

PAID *SK* *OK* 13371

SKAMANIA COUNTY TREASURER

Registered       
Indexed, Dir       
Indirect       
Filed       
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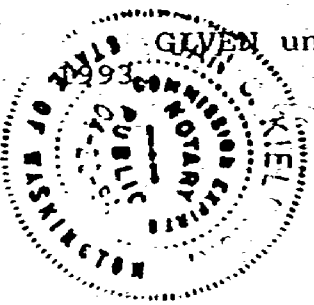
assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated this 6th day of May, 1993.

*William J. Tremmel*  
WILLIAM J. TREMMEL

STATE OF WASHINGTON )  
  ) ss  
County of Skamania )

On this day personally appeared before me WILLIAM J. TREMMEL to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal this 6th day of May,

*Jan C. Ferguson*  
Notary Public in and for the State  
of Washington, residing at  
Stevenson

Commission expires: 4-28-94

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