

110422 SCR 18448

SPECIAL WARRANTY DEED

BOOK 143 PAGE 115

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND E. PIERCE AND FRANCES M. PIERCE, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM P. WILLIS ALSO KNOWN AS PAUL WILLIS AND LINDA L. WILLIS, HUSBAND AND WIFE hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of SKAMANIA, State of ~~Oregon~~, described as follows, to-wit:

Washington

Lots 7, 8, 14 and 15 of DUNCAN CREEK ADDITION, according to the official Plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, situated in the Northeast Quarter of the Southwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian;

TOGETHER with that portion of Sams Road as designated on said Plat lying between Duncan Creek and the West line of Lots 8 and 14 of DUNCAN CREEK ADDITION, which road was vacated by ordinance of the Board of County Commissioners of said County adopted July 2, 1962.

SUBJECT TO and TOGETHER WITH the provisions of the Water Agreement bearing date of November 17, 1972, between Grace M. Walker and Lindsay Hazard, et ux, and their heirs and assigns, relating to the aforesaid property.

THIS DEED FULFILLS THAT CONTRACT DATED SEPTEMBER 29, 1988, RECORDED OCTOBER 6, 1988, BOOK 111, PAGE 127, in AUDITORS FILE NO. 105932, SKAMANIA COUNTY DEED RECORDS, ASSIGNED BY INSTRUMENT ON FEBRUARY 6, 1990, IN BOOK 117, PAGE 740, IN AUDITORS FILE NO. 108692, SKAMANIA COUNTY DEED 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, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$63,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of April, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

RAYMOND E. PIERCE

FRANCES M. PIERCE

WASHINGTON

STATE OF OREGON, County of YAKIMA) ss.

This instrument was acknowledged before me on April MAY 2, 1994,

by Raymond E. Pierce and Frances M. Pierce.

This instrument was acknowledged before me on _____, 19____,

by _____

N/A

REAL ESTATE EXCISE TAX

MAY 1 1994

PAID See E# 12288 dated 10/6/88

SKAMANIA COUNTY TREASURER

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLESTATE OF OREGON,
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy

MAY 13 11 56 AM '94

GARY H. OLSON

Registered

By

Grantor's Name and Address

WILLIS

Grantee's Name and Address

After recording return to (Name, Address, Zip):
William P. Willis/Linda L. Willis
MPO.03L SAMS ROAD
SKAMANIA, WA 98648

Until requested otherwise send all tax statements to (Name, Address, Zip):
SAME AS ABOVE

By: SK Parcel # 2-6-34-1-3-700
Glenn-Kimmel-Skamania County Assessor