



First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE
SKAMANIA CO. TITLE
Nov 28 2 13 PM '94
P. Olson
AUDITOR
GARY M. OLSON

Filed for Record at Request of
SKAMANIA COUNTY TITLE/ESCROW
Name JACK & TERESA FUGIT
Address 9000 DEPT. ROAD, N.W. XXXXXXXX
City and State SEDUPTON, TEXAS XXXXXXXX

03-07-25-4-0-0403-00 SCTC # 18980

121134

Statutory Warranty Deed

BOOK 147 PAGE 202

THE GRANTOR CECIL BATES AND CHARLOTTE BATES, HUSBAND AND WIFE
for and in consideration of FULFILLMENT OF CONTRACT
in hand paid, conveys and warrants to JACK T. FUGIT AND TERESA FUGIT, HUSBAND AND WIFE
the following described real estate, situated in the County of SKAMANIA, State of Washington:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated APRIL 10TH, 1980, 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 APRIL 10, 1980, Rec. No. 7450
Dated _____, 19____

Registered
Indexed, Dir
Indirect
Unpaid
NA

CECIL BATES
CHARLOTTE BATES

REAL ESTATE EXCISE TAX

OFFICIAL SEAL
STATE OF WASHINGTON
COUNTY OF Lane

NOV 28 1994
PAID See ex 7450
241
SKAMANIA COUNTY TREASURER

On this day personally appeared before me
CECIL BATES & CHARLOTTE BATES
to me known to be the individual(s) 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 3rd day of October, 1994
Shawn L. Chehane
Notary Public in and for the State of Washington, residing at Eugene, Oregon

STATE OF WASHINGTON
COUNTY OF _____
On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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.
Notary Public in and for the State of Washington, residing at _____

A tract of land located in the Southwest quarter of the Southeast quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southeast corner of the said Section 25; thence along the South line of said Section 25, North 89° 47' 30" West 1,543.13 feet to the Easterly right of way line of County Road No. 2062 designated as the Kanaka Creek Road as constructed in 1970; thence North 17° 27' 30" West along said right of way line 377.44 feet; thence North 21° 32' 34" West 167.48 feet; thence North 25° 37' 34" West 174.10 feet; thence North 35° 58' 34" West 268.16 feet; thence North 46° 19' 34" West 133.77 feet to the True Point of Beginning; thence North 40° 14' 01" East 128.56 feet; thence North 66° 46' 19" West 203.20 feet; thence South 71° 46' 19" West 169.08 feet to the Easterly right of way line of said Kanaka Creek Road; thence Southerly along the said right of way line 283.56 feet to the True Point of Beginning.

SUBJECT TO:

The records of title to the subject premises disclose no Manufactured Home Title Elimination Application (Form TD 420-730) for any Mobile Home which may be situated upon the premises. In the absence of such a recorded application, a mobile or manufactured home is personal property, not real property and will not be covered by a policy of Title Insurance. A Title Insurance Policy covers only those real property rights which are subject to recording statutes. Any personal property rights or interest to a mobile home or manufactured home are not covered by the policy.

Rights of the Public in and to that portion lying within the road.

Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded August 21, 1970, in Auditor's File No. 72456, Skamania County Deed Records.

Glenn J. Kimmel, Skamania County Assessor

By: *[Signature]* Parcel # 3-7-25-4-403

11/28/94

