



**First American Title
INSURANCE COMPANY**

Filed for Record at Request of
First American Title Insurance

AFTER RECORDING MAIL TO:

Name TIMOTHY A. MODRA

Address 29807 NE 51st WAY

City, State, Zip CAMAS, WA 98607

95-7860CC #19608

This Special Warranty Deed is for:
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE
Dec 26 11 45 AM '95
Olson
AUDITOR
GARY M. OLSON

124109 (FULFILLMENT)
Statutory Warranty Deed BOOK 154 PAGE 468

THE GRANTOR WILLIAM R. SOUTHARD AND CAROLINE L. SOUTHARD,
husband and wife

for and in consideration of IN FULFILLMENT OF REAL ESTATE CONTRACT
in hand paid, conveys and warrants to TIMOTHY A. MODRA AND DEBRA C. MODRA, husband and wife

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

A tract of land in the North half of the North half of Section 20, Township 2 North,
Range 5 East of the Willamette Meridian, in the County of Skamania, State of
Washington, described as follows:

Lot 2 of the WEST FORK ESTATES #2, recorded in Book 2 of Short Plats, Page 160,
Skamania County Records.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated
April 09, 1993, 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 Excise Tax was paid on this sale or stamped exempt on 04/14/93, Rec. No. 015729

Dated this 30th day of AUGUST, 1995

By William R. Southard

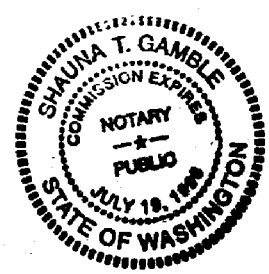
By N/A
REAL ESTATE EXCISE TAX

By Caroline L. Southard

By DEC 26 1995
PAID 157.94
Of Deputy
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that CAROLINE L. SOUTHARD
and WILLIAM R. SOUTHARD
are as the persons who appeared before me, and said persons acknowledged that
they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.
Dated: August 30, 1995



Shauna T. Gamble
Notary Public in and for the State of WASHINGTON
Residing at VANCOUVER
My appointment expires: 7/19/96

Gary M. Olson, Skamania County Auditor
Date 12-26-95 Parcel # 2-57-20-211