

124126

When Recorded return to

BOOK 154 PAGE 507

Name: STEVEN P. MURPHY  
 Address: 4438 NE 38TH AVENUE  
 City, State: PORTLAND, OR 97211

FILED FOR RECORD  
 SKAMANIA CO. WASH  
 BY SKAMANIA CO. TITLE

DEC 28 10 35 AM '95

*P. Lowry*  
 AUDITOR  
 GARY M. OLSON

SEP 19697

CHICAGO TITLE INSURANCE COMPANY  
 WARRANTY FULFILLMENT DEED

THE GRANTOR KEVIN R. GABRIEL AND SUSIE A. GABRIEL,  
 HUSBAND AND WIFE

for and in consideration of FULFILLMENT OF THAT CERTAIN REAL ESTATE CONTRACT  
 in hand paid, conveys and warrants to  
 STEVEN PAUL MURPHY AND JEANNETTE SPEARIN, AS TENANTS IN COMMON WHO ACQUIRED TITLE AS  
 STEVEN P. MURPHY AND JEANNETTE SPEARIN,  
 BOTH UNMARRIED INDIVIDUALS

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

SEE ATTACHED LEGAL DESCRIPTION

This deed is given in fulfillment of that certain real estate contract  
 between the parties hereto, dated July 17, 1995 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 JULY 25, 1995  
 Rec. No. 17499

Dated Oct. 24, 1995

*Kevin R. Gabriel*  
 KEVIN R. GABRIEL

*Susie A. Gabriel*  
 SUSIE A. GABRIEL

STATE OF WASHINGTON )  
 COUNTY OF ~~CLATSOP~~ SKAMANIA ) SS

On this day personally appeared before me KEVIN R. GABRIEL, SUSIE A. GABRIEL  
 to me known to be the individual described in and who executed the within and  
 foregoing instrument, and acknowledged that he/she/they signed the same as  
 his/her/their free and voluntary act and deed, for the uses and purposes  
 therein mentioned.

GIVEN under my hand and official seal this 24th day of October,  
 1995.

*Peggy B. Lowry*  
 Notary Public in and for the State  
 Washington residing at  
 Carson

My Commission expires: 2/23/99  
 LPB NO. 11

PEGGY B. LOWRY  
 STATE OF WASHINGTON  
 NOTARY --- PUBLIC  
 MY COMMISSION EXPIRES 2-23-99

NA  
 REAL ESTATE EXCISE TAX

DEC 28 1995  
 PAID See ex 17499  
JW

SKAMANIA COUNTY TREASURER

Sealed ☒  
 Signed ☒  
 In ☒  
 Filed ☒  
 Voted ☒

EXHIBIT A

A parcel of land situated in the East half of the Southwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the TAYLOR SHORT PLAT, as recorded in Book 3 of Short Plats, Page 79, Skamania County Records.

TOGETHER WITH and Easement for Ingress, Egress and Utilities over and across the private roads known as Schull Road and Taylor Road, as shown on the plat of Sun-Roberts Short Plat, recorded in Book 2 of Short Plats, Page 147, Skamania County Records.

ALSO TOGETHER WITH an Easement for Ingress and Egress, to be used in common with owners of other lots in this short plat, over and across an old logging road which originates at Schull Road in lot 1 of this short plat and extends Southerly and Southeasterly across Lot 2 into Lot 3 and then Northeasterly back into Lot 2.