

124679



First American Title Insurance Company

Filed for Record at Request of

Name Brian E. & Tina L. NicklausAddress P.O. Box 1015City and State Stevenson, WA 98648Set 1991

BOOK 155 PAGE 758

THIS SPACE PROVIDED FOR RECORDER'S USE:
 FILED FOR RECORD
 SKAMANIA CO. WASH
 BY SKAMANIA CO. TITLE

FEB 28 11 14 AM '96

P. Lavy
 AUDITOR
 GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR

PAUL E. NEWELL and MAYBELL CLARA NEWELL, husband and wife

for and in consideration of

FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to

BRIAN E. and TINA L. NICKLAUS, husband and wife

the following described real estate, situated in the County of

SKAMANIA

State of Washington

A tract of land in the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 36; thence East along the South line of said Section 36 a distance of 49 feet to the true point of beginning; thence East along said South line 147 feet; thence North parallel with the West line of said Section 36 a distance of 150 feet; thence West parallel with the South line 100 feet; thence South parallel with the West line 100 feet; thence Southwesterly in a straight line 70 feet, more or less, to the true point of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 31, 1989, 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 August 1, 1989

Dated 2-16-1996

Rec. No. 12919

Paul E. Newell

Maybell Clara Newell

REAL ESTATE EXCISE TAX

N/A

FEB 28 1996

PAID BY EXCISE #12919 D/H/81

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me

PAUL E. NEWELLMAYBELL CLARA NEWELL

to me known to be the individuals 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

10th day of FEBRUARY, 1996DEB. J. BARNUM

Notary Public in and for the State of Washington, residing at

CAMAS

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

W. J. Barnum, Deputy
 SKAMANIA COUNTY TREASURER

Copies

Advised, Dis

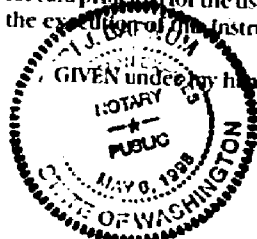
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Filed

Noted

STATE OF WASHINGTON
County of SKAMANIA } ss.

On this 16th day of FEBRUARY 1996, before me personally appeared MAYBELL CLARA NEWELL, to me known to be the individual who executed the foregoing instrument as Attorney in Fact for PAUL E. NEWELL, and acknowledged that she signed the same as HER free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.



Debi J. Baruch DEBI J. BARUCH
Notary Public in and for the State of Washington,
residing at CAMAS

ACKNOWLEDGMENT - ATTORNEY IN FACT
FIRST AMERICAN TITLE COMPANY
WA - 47

My appointment expires MAY 6, 1998