



125714

BOOK 158 PAGE 330

First American Title INSURANCE COMPANY

Filed for Record at Request of

First American Title

AFTER RECORDING MAIL TO:

Name ROBERT R. RICHARTAddress 19902 N.E. 43rd CircleCity, State, Zip Vancouver, WA. 98682

Escrow # 96-2335CC #20195 SKAMANIA

This Space Reserved For Recorder's Use:

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

JUL 11 12 53 PM '96

P. L. Olson
AUDITOR
GARY M. OLSON

(FULFILLMENT)

Statutory Warranty Deed

THE GRANTOR JERRY D. SHEPARD AND ARLENE B. SHEPARD, husband and wifefor and in consideration of IN FULFILLMENT OF REAL ESTATE CONTRACTin hand paid, conveys and warrants to ROBERT RICHART AND LYNDA RICHART, husband and wifethe following described real estate, situated in the County of SKAMANIA, State of Washington:

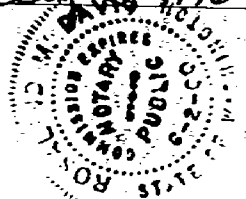
A tract of land in the Northwest Quarter of the Northeast Quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows;

Lot 1 of the JERRY SHEPARD SHORT PLAT, recorded in Book 3 of Short Plats, Page 255, Skamania County Records.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 30, 1994, 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 12/8/94, Rec. No. 17072Dated this 5th day of July, 1996By Jerry D. Shepard By Arlene B. Shepard

JERRY D. SHEPARD

ARLENE B. SHEPARD
ABSBy _____ By _____ **REAL ESTATE EXCISE TAX**STATE OF Washington
COUNTY OF Skamania } ssI certify that I know or have satisfactory evidence that
JERRY D. SHEPARD AND ARLENE D. SHEPARDare the person s who appeared before me, and said personthey signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.Dated: July 11, 1996
Rosalind M. Davis
Rosalind M. Davis
Notary Public in and for the State of WashingtonResiding at StevensonMy appointment expires: 6-2-00
☒ Indexed, Dir
☒ Indirect
☐ Filmed
☐ Mailed

LPB-11

Gary M. Olson, Skamania County Auditor
Date 7-11-96 Period 8 4-9-27-303

JUL 11 1996
PAID BY GUYANA #17072 H# 12-894

Oh. W. W. W.
SKAMANIA COUNTY TREASURER