



# First American Title Insurance Company

Filed for Record at Request of

Name Michael Maddux

Address 72 Rike Road

City and State Stevenson, WA 98648

SCR 20238

THIS SPACE PROVIDED FOR RECORDER'S USE:

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

JUL 26 1 44 PM '96

*G. Olson*  
AUDITOR  
GARY H. OLSON

125832

## Statutory Warranty Deed

BOOK 158 PAGE 610

THE GRANTOR STELLA HARMON, a widow

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to MICHAEL I. MADDUX who acquired title as MICHAEL I. MADDUX  
and DELORES K. MADDUX, husband and wife  
the following described real estate, situated in the County of Skamania, State of Washington

SEE ATTACHED EXHIBIT "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated February 13, 1988, 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 February 18, 1988, Rec. No. 11826  
Dated July 25, 1996

*Stella Harmon*  
Stella Harmon

KRISTA LEE FLETCHER  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
My Commission Expires 11-02-96

REAL ESTATE EXCISE TAX

JUL 26 1996

PAID BY OWNER \$118.26 7-18-88

STATE OF WASHINGTON

COUNTY OF Clark

On this day personally appeared before me

*Krista L. Fletcher*

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of July, 1996  
*Krista Lee Fletcher*  
Notary Public in and for the State of Washington, residing at Camas, WA

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

*[Signature]*  
Notary  
Notary  
Notary  
Notary

RECORDER'S NOTE: Notary Seal was stamped on reverse side. It was photocopied and attached to face of document for filming purposes.

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EXHIBIT "A"

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point of the East Boundary line of the Southwest Quarter of Said Section 26, which said point is South 00 degrees 11' East 1,390 feet from the Northeast corner of said Southwest Quarter of said Section 26; thence South 50 degrees 49' West 63.2 feet; thence South 38 degrees 28' West 123.3 feet; thence South 22 degrees 46' East 177 feet; thence South 54 degrees 47' West 225.3 feet; thence North 03 degrees 52' West 192.5 feet; thence North 69 degrees 40' West 90.6 feet; thence South 72 degrees 40' West 212.2 feet; thence South 01 degrees 23' East 231.6 feet; thence South 36 degrees 32' West 137.1 feet to a point on the North Boundary line of that certain 15.23 Acre tract now owned by James E. Bierce, ET UX; thence West on said North Boundary line of said Bierce Tract to a point which is East 477.7 feet from the Northwest corner of said Bierce tract; thence North 12 degrees 41' East 121.8 feet thence South 82 degrees 50' West 183 feet, more or less, to the Easterly Right of way line of Wind Mountain Road as it is presently located; thence Northeasterly and Easterly along the Easterly and Southeasterly line of said Wind Mountain Road to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

1. That portion Deeded to Keneth W. Peterson et ux by instrument recorded in Book 63, Page 69.
2. That portion Deeded to James E. Bierce et ux by instrument recorded December 1, 1982 in Book 81, Page 807.
3. That portion Deeded to Dorothy J. Dohner et al, by instrument recorded June 20, 1998 in book 114, Page 480.
4. That portion lying within County Records.
5. That portion lying Northwesterly of County Road(Wind Mountain Road)

Clary H. Martin, Skamania County Auditor

Case 7-26-96 Parcel 8 3-8-26-1201

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