



# First American Title Insurance Company

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 SKAMANIA CO. WASH  
 BY SKAMANIA CO. TITLE  
 Jul 26 3 57 PM '96  
*P. Olsson*  
 AUDITOR  
 GARY H. OLSON

Filed for Record at Request of

Name Claussen

Address PO Box 652

City and State Carson, WA 98610

*SCR 20134*

## Statutory Warranty Deed

125840

BOOK 158 PAGE 627

THE GRANTOR JIMMY V. COATES, Trustee of the VADA A. COATES LIVING TRUST

for and in consideration of TWENTY SEVEN THOUSAND AND 00/00

in hand paid, conveys and warrants to KENNETH S. CLAUSSEN and KELLY J. CLAUSSEN, 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 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2, Coates Short Plat, recorded May 28, 1981 in Book 3 of Short Plats, Page 7, Audit File No. 94296, records of Skamania County, Washington.

### SUBJECT TO:

1. Rights of the Public in and to that portion lying within the road.
2. Declaration of Covenants, Conditions and Restrictions, including the terms and provisions thereof, recorded March 19, 1996 in Book 156, Page 102.

REAL ESTATE EXCISE TAX  
18215

Dated July 18, 1996  
Jimmy V. Coates, Trustee of the Vada A. Coates Living Trust

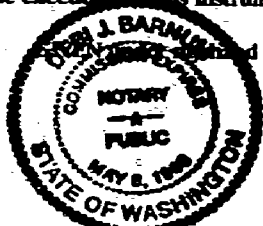
By: *Bill B Coates for Jimmy V Coates Trustee as his attorney in fact*

JUL 29 1996  
PAID 345.60  
*Gary H. Olson*  
SKAMANIA COUNTY TREASURER

Gary H. Olson, Skamania County Assessor  
Date 2-26-96, Parcel # 3-8-12-3-1405

STATE OF WASHINGTON  
County of SKAMANIA

On this 23RD day of JULY, 1996, before me personally appeared BILL B. COATES to me known to be the individual who executed the foregoing instrument as Attorney in Fact for JIMMY V. COATES, TRUSTEE and acknowledged that he signed the same as HIS 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.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. Barnum* DEBI J. BARNUM  
Notary Public in and for the State of Washington,  
residing at CAMAS

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

Searched  
 Indexed  
 Indexed  
 Filed  
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My appointment expires MAY 4, 1998