



# First American Title Insurance Company

Filed for Record at Request of

Name Claussen

Address PO Box 652

City and State Carson, WA 98610

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

JUL 26 3 57 PM '96

*P. Lavry*  
AUDITOR  
GARY H. OLSON

*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  
W. H. H. H. H. H.  
SKAMANIA COUNTY TREASURER

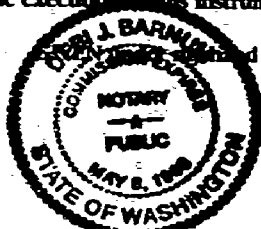
Gary H. Olson, Skamania County Auditor  
Dec 2-26-96, Permit # 3-8-12-3-1405

STATE OF WASHINGTON

County of SKAMANIA

On this 23RD day of JULY, 1996

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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.



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

Reviewed ☒  
Indexed ☒  
Filed ☒  
Noted ☒

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

My appointment expires MAY 4, 1998