

127525

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY SKAMANIA CO, TITLE

MAR 7 4 01 PM '97

P. Johnson
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name Luz Maria Allinger
Address PO Box 853
City/State Stevenson, WA 98648

BOOK 163 PAGE 172

SCR 2467 **Statutory Warranty Deed**

THE GRANTOR CARL LARS NIELSEN



for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to LUZ MARIA RIVERA, a married woman as her separate estate & ERNESTINA L. MENDOZA

the following described real estate, situated in the County of Skamania, State of Washington:

A part of Lot 3 Oregon Lumber Company Subdivision
Section 14, Township 3 North, Range 9 East

Full Legal is on Page 3

Assessor's Property Tax Parcel/Account Number(s): 03-09-14-2-0-1102-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, April 26, 1995, 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.

Recorded 4/26/95 AP 122151 Vol 149 Pg 482

Real Estate Sales Tax was paid on this sale on April 26, 1995, Rec. No. 17306

Dated 2-25, 1997

X *Carl Lars Nielsen*
Carl Lars Nielsen

REAL ESTATE EXCISE TAX

LPB-11 (11/96)

MAR -7 1997

PAID *See ex* 17306

sw
SKAMANIA COUNTY TREASURER


Gary H. Martin, Skamania County Assessor
Date 3-9-97 Parcel # 3-9-14-2-1102

STATE OF WASHINGTON, }
County of } ss. ACKNOWLEDGMENT - Individual

On this day personally appeared before me CARL LARS NIELSEN to me known

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

GIVEN under my hand and official seal this 25th day of February, 1997.



Evelyn E. Nasty
Notary Public in and for the State of Washington,
residing at _____
My appointment expires 12-28-97

STATE OF WASHINGTON, }
County of } ss. ACKNOWLEDGMENT - Corporate

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 (if any) 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 _____
My appointment expires _____

This jurat is page 1 of 2 and is attached to Statutory Warranty Deed dated 2-25-97

Parcel I

BOOK 163 PAGE 174

A part of Lot 3 Oregon Lumber Company Subdivision, according to the recorded plat thereof, recorded in Book A of Plats, Page 28, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the Evergreen Park Short Plat recorded in Book 3 of Short Plats, Page 121, Skamania County Records.

Parcel II

A portion of land in the Easterly one Half of Lot 3 OREGON LUMBER COMPANY SUBDIVISION, according to the recorded plat thereof, recorded in Book A of plats, Page 29, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of a Tract of land conveyed to Melvin Robertson et ux, by instrument recorded in Book 84, Page 308, which is also the Southeast corner of Lot 3 of the Evergreen Park Short Plat, recorded in Book 3 of Short Plats, Page 121; thence West along said line 117 feet; thence Southeasterly in a straight line to a point on the East line of the Robertson Tract that is 66 feet North of the Southeast corner of the said Robertson Tract West 66 feet North of the Southeast corner of the said Robertson Tract; thence North along said East line to the point of beginning.

Gary H. Martin, Skamania County Assessor

Date: 3-7-97 Parcel #: 9-9-1-2-1102

(Initials)