

127968

BOOK 164 PAGE 740

Return Address:

Jerry & Carol Walker  
582 Maple Way  
Stevenson WA 98648

FILED FOR RECORD  
SKAMANIA CO, WASH  
BY Carol Walker

APR 25 3 06 PM '97

P. Laury  
AUDITOR  
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein: 1. Personal Representative's WFD 2. 3. 4.
GRANTOR(S) (Last name, first, then first name and initials) 1. Nix, John J. Estate of 2. 3. 4. <input type="checkbox"/> Additional Names on page _____ of document.
GRANTEE(S) (Last name, first, then first name and initials) 1. Walker, Jerry Theodore et ux 2. 3. 4. <input type="checkbox"/> Additional Names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) Lot 8, W <sup>2</sup> Lot 7 Ignaz Wackter Subdivision <input type="checkbox"/> Complete legal on page 142 of document.
REFERENCE NUMBER(S) OF Documents assigned or released: Vol 114 Pg 82 5/16/89 <input type="checkbox"/> Additional numbers on page 2 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 03-07-36-2-0-0590 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel #'s on page _____ of document.
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

FILED  
APR 25 1997  
SKAMANIA CO. WA  
GARY M. OLSON

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After recording return to:  
THEODORE and CAROL LEE WALKER  
582 Maple Way  
Stevenson, Washington 98648  
(509) 427-5054

### PERSONAL REPRESENTATIVE'S WARRANTY FULFILLMENT DEED

The undersigned Grantor, JOHN M. NIX, is the duly appointed, qualified and acting Personal Representative of the Estate of JOHN J. NIX, who died September 12, 1995. Grantor was appointed Personal Representative of the Estate on October 12, 1995, in the Superior Court of the State of Washington for Skamania County, cause no. 95-4-00024-9. By Order of Solvency entered on March 1, 1996, Grantor was authorized to settle the Estate without further court intervention or supervision.

The Grantor hereby conveys and warrants to JERRY THEODORE WALKER and CAROL LEE WALKER, husband and wife, the following-described real property and improvements thereon situate in Skamania County, State of Washington, to-wit:

Assessor's property tax parcel/account no. 3-7-36-2-590.

All of Lot 8, and the West half of Lot 7, of the IGNAZ WACHTER SUBDIVISION, of the Town of Stevenson, lying in Section 36, Township 3 North, Range 7 East, of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion of Lot 8 of the IGNAZ WACHTER SUBDIVISION of Section 36, Township 3 North, Range 7 East, of the Willamette Meridian, granted to the United States of America by deed dated February 11, 1975, and recorded under Skamania County Auditor's File No. 78769 at Pages 367-370, in Book 68 of Deeds, records of Skamania County, State of Washington; and ALSO EXCEPTING THEREFROM that portion of Lot 8 of the IGNAZ WACHTER SUBDIVISION of Section 36, Township 3 North, Range 7 East, of the Willamette Meridian, granted to the United States of America by deed dated March 14, 1975, and recorded under Skamania County Auditor's File No. 78887 at Pages 507-510 in Book 68 of Deeds, records of Skamania County, State of Washington.

ALSO EXCEPTING THEREFROM, that portion taken by judgment on the Declaration of Taking in United States District Court Case No. 34, a copy of which

Warranty Fulfillment Deed  
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MA  
REAL ESTATE EXCISE TAX

APR 25 1997  
PAID Sec Ex 12730  
JW  
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor

Date 4-25-97 Parcel # 3-2-36-2-590

*UW*

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was recorded February 6, 1939, in Book 27, Page 315, Skamania County Deed Records; ALSO EXCEPTING THEREFROM that portion conveyed to Skamania County by Deed recorded November 23, 1971, in Book 63, Page 534, Auditor's File No. 74203, Skamania County Deed Records.

TOGETHER WITH an easement recorded in Book 79, Page 569, Auditor's File No. 92256, Skamania County Deed Records.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 10, 1989, 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 May 16, 1989, Rec. No. 12730.

Grantor expressly limits the covenants of this fulfillment deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implications.

Dated this 19 day of April, 1997.

John M. Nix  
JOHN M. NIX, Personal Representative of the  
Estate of Deceased, and not in his individual  
capacity

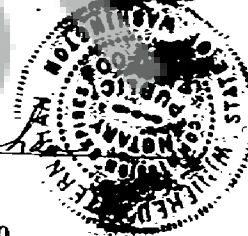
STATE OF WASHINGTON )

County of Skamania )

On this day personally appeared before me JOHN M. NIX, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of JOHN J. NIX, Deceased, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Subscribed and sworn to before me this 19 day of April, 1997.

Winifred J. Lemaire  
Notary Public for Washington  
residing at White Salmon, therein.  
Commission expires: April 23, 2000.



Warranty Fulfillment Deed  
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