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BOOK 164 PAGE 985

FILED FOR RECORD
SKAMANIA CO. WASH
BY Dorian Jones

MAY 2 4 44 PM '97

O. Olson
AUDITOR
GARY M. OLSON

RETURN ADDRESS: Dorian C Jones
10222 B S.E. Cresthill Rd.
Portland, Ore
97266

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Warranty Fulfillment Deed
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. Grove Martin O. etux
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Jones, Dorian C etux
2. Pule, Hazel F etvir
- 3.
- 4.

☐ Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Lot 2 of Martin Grove Short Plat No. 1
Sec 1

☐ Complete legal on page 1 of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

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☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-10-20-0-0-1006-00

☐ Property Tax Parcel ID is not yet assigned.

☐ 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.

Gary H. Martin, Skamania County Assessor

Date: 5-2-97 Parcel #: 3-10-20-1006

Indexed, OK
Filed, OK
Recorded, OK
Returned, OK



SAFECO TITLE INSURANCE COMPANY

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THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

NAME Dorian C. Jones
ADDRESS 10222 B. S.E. Cresthill Rd.
CITY AND STATE Portland, Oregon 97266

WARRANTY
FULFILLMENT
DEED

THE GRANTORS, MARTIN O. GROVE and ETHEL J. GROVE, husband and wife,
for and in consideration of TEN DOLLARS and other good and valuable consideration
in hand paid, conveys and warrants to DORIAN C. JONES and HAZEL F. PULE, husband and wife,

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

A tract of land located in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:
Lot No. 2 of the Martin Grove Short Plat No. 1 recorded June 3, 1982, in Book 3 of Short Plats at page 30 under Auditor's File No. 94174, records of Skamania County, Washington.

SUBJECT TO and TOGETHER WITH easements of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 23, 1982, 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 Excise Sales Tax was paid on this sale on September 28, 1982, Rec. No. 8928.
Dated September 23, 1982

NA REAL ESTATE EXCISE TAX

X Martin O. Grove
(Individual)
X Ethel J. Grove
(Individual)

By MAY 5 1997
(President) PAID Sec ex 8928
By int
(Secretary)

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF Klickitat

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me
MARTIN O. GROVE and
ETHEL J. GROVE
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they
signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

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

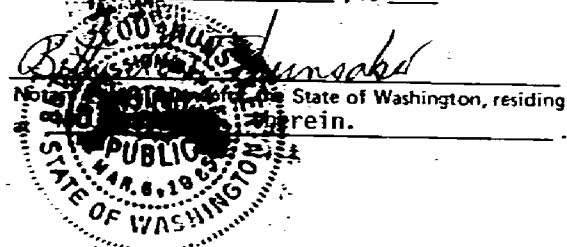
and
to me known to be the President
and Secretary, respectively, of

the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and pur-
poses 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

GIVEN under my hand and official seal this 24th
September, 1982



SCHEDULE "A"

1. The Sellers herein grant unto the purchasers, their heirs, successors or assigns a permanent non-exclusive septic tank and drainfield easement to that area now included within the existing drainfield and septic tank servicing the purchaser's property. This property lies approximately within the Southwest corner of Lot 1 of the Subject Grove Short Plat. Purchasers, their heirs, successors or assigns shall have the right to service, inspect, repair or replace said septic tank and drainfield.

It is herein further agreed that in the event the Sellers would desire to remove this drainfield easement from their subject property this could be accomplished by providing the purchasers, their heirs, successor or assigns a new septic tank and drainfield on the purchaser's property at the Seller's expense and said new system would have to meet the approval of the appropriate health department.

2. Reserving unto the Sellers, their heirs, successors or assigns a permanent non-exclusive easement for egress, ingress and utilities over the Southerly 63.5 feet of the Easterly 12 feet of Lot 2 of their Short Plat, Auditor's File No. 94174, records of Skamania County, Washington. Sellers vacate any rights to use the now existing road extending Northwesterly from the North line of the above easement.
3. Property is represented by seller and agent "as is" in regards to any physical improvements, zoning, survey, building permits or otherwise and is accepted as same by Purchasers.

Martin O. Grove
MARTIN O. GROVE

Dorian C. Jones
DORIAN C. JONES

Ethel J. Grove
ETHEL J. GROVE

Hazel F. Pule
HAZEL F. PULE

GROVE to JONES & PULE
Real Estate Contract
Schedule "A"