

128602

BOOK 166 PAGE 976

Return Address:

Susie Gabriel
852 Old State Rd
Carson WA 98610

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Susie Gabriel

JUL 9 12 57 PM '97

GARY M. OLSON
AUDITOR

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. SWD
- 2.
- 3.
- 4.

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

1. Gabriel, Kevin R etux
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

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

1. Gudith, Ted
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

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

SW4 Section 30 T2N R5E

☐ Complete legal on page 2 of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

Vol 144 Pg 568 AF 120035 7/18/94

☐ Additional numbers on page _____ of document.

REAL ESTATE EXCISE TAX

N/A

JUL - 9 1997

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

2-5-30-1514

☐ Property Tax Parcel ID is not yet assigned.☐ Additional parcel #'s on page _____ of document.

PAID \$66,710.00 # 16755

W. G. Olson, Deputy

SKAMANIA COUNTY TREASURER

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 M. Olson, Skamania County Auditor
Date 7/9/97 Parcel # 2-5-30-1514

This Space Reserved For Recorder's Use:

Filed for Record at Request of
Clark County Title Company

AFTER RECORDING MAIL TO:

Name Ted Gudith

Address 212 Blackcrow Way

City, State, Zip Washougal, WA 98671

Escrow number: 39471BW

(FULFILLMENT)

Statutory Warranty Deed

THE GRANTOR KEVIN R. GABRIEL AND SUSIE A. GABRIEL, HUSBAND AND WIFE

for and in consideration of FULFILLMENT OF A REAL ESTATE CONTRACT
in hand paid, conveys and warrants to TED GUDITH, A SINGLE MAN

the following described real estate, situated in the County of Skamania, State of Washington:
SEE ATTACHED LEGAL DESCRIPTION HERETO AND MADE A PART THEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated Jan 27, 1994, 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 Tax was paid on this sale or stamped exempt on _____, Rec. No. _____

Dated this 27 day of June, 1994

By Kevin R. Gabriel
KEVIN R. GABRIEL

By Susie A. Gabriel
SUSIE A. GABRIEL

By _____
By _____

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that KEVIN R. GABRIEL AND SUSIE A. GABRIEL
are the persons who appeared before me, and said persons acknowledged that
they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.
Dated: 7-12-94

REAL ESTATE EXCISE TAX

N/A

JUL - 9 1997

PAID Real Estate #16755

W. Garrison Deputy DID 7-18-94

SKAMANIA COUNTY TREASURER

LPB-11

Beth M Woodward

Notary Public in and for the State of WASHINGTON

Residing at VANCOUVER

My appointment expires: 1-26-96

Beth M Woodward



Order No. 39471

Exhibit "A"

A tract of land located in a portion of the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

Lot 2 of CLIFFORD B. TAYLOR SHORT PLAT, recorded in Book 2 of Short Plats, at page 175, under Auditor's File No. 90881, June 16, 1980, records of Skamania County, Washington.

TOGETHER WITH an easement for drainfield purposes in the East half of the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

COMMENCING at a three-quarter inch iron pipe with plastic cap inscribed "Lawson", said point being the Southeast corner of Lot 3 of that certain Short Plat known as the "Taylor Short Plat" in the East half of the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence North $88^{\circ}55'33''$ West along the South line of said Lot 3, 335.90 feet; thence South $01^{\circ}04'27''$ West, perpendicular to said South line, 215.71 feet to the true point of beginning of the following described easement:

Thence South $60^{\circ}06'24''$ East, 86.66 feet;
Thence South $57^{\circ}18'42''$ East, 62.74 feet;
Thence North $47^{\circ}28'59''$ East, 70.49 feet;
Thence North $47^{\circ}53'40''$ West, 87.76 feet;
Thence South $28^{\circ}38'43''$ West, 62.72 feet;
Thence North $60^{\circ}06'24''$ West, 86.22 feet;
Thence South $29^{\circ}53'36''$ West, 20.00 feet to the point of beginning.