

FILED FOR RECORD
SKAMANIA CO. WASH
BY T.L. Austad

SEP 5 11 33 AM '97

Johnson
AUDITOR
GARY M. OLSON

129140

AFTER RECORDING MAIL TO:

Name T.L. Austad
Address 32 Nielson Rd.
City/State Skamania Wash 98648

BOOK 168 PAGE 825

Statutory Warranty Deed

THE GRANTOR John E. Potts

for and in consideration of \$45,000.00 *

in hand paid, conveys and warrants to
Theodore L. Austad
Rosemary J. Austad

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

MA SEE ATTACHED LEGAL DESCRIPTION MA

ATTACHED HERETO

See legal description on Page 3.

* Fulfillment of Real Estate Contract Recorded in
Book 85 at Page 106 Auditors File No. 100009
on September 26, 1985

Assessor's Property Tax Parcel/Account Number(s): 02 06 34 1 3 0900 00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 28, 1996, 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 _____, Rec. No. _____

Dated 9-29, 1997

REAL ESTATE EXCISE TAX NA

SEP - 5 1997

PAID See ex 10487

SW
SKAMANIA COUNTY TREASURER

LPB-11 (11/96)

First American Title Insurance Company

Registered	<input checked="" type="checkbox"/>
Indexed, Dir	<input checked="" type="checkbox"/>
Indirect	<input checked="" type="checkbox"/>
Filmed	<input type="checkbox"/>
Noted	<input type="checkbox"/>

(this space for title company use only)

Gary M. Martin, Skamania County Auditor
Date 9-5-97 Parcel # 02-06-34-1-3-0900

STATE OF: Washington)
COUNTY OF: Clallam) ss.

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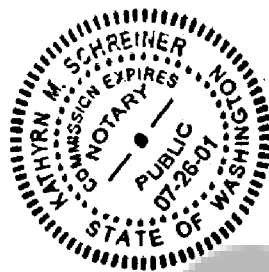
I certify that I know or have satisfactory evidence that John E. Potts

(Name(s) of Person(s))

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 8-29-97
(Seal or Stamp)

Kathryn M. Schreiner
(Signature) KATHYRN M. SCHREINER



Notary Public in and for the
State of Washington
Residing at Sequim
My commission expires 7-26-2001

PARCEL A

BOOK 168 PAGE 827

BEGINNING AT A POINT OF INTERSECTION OF THE WEST BANK OF DUNCAN CREEK IN SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, WITH THE NORTH LINE OF THE NORTH BANK HIGHWAY, AND RUNNING THENCE NORTHWESTERLY ALONG THE SAID WEST BANK OF DUNCAN CREEK 71 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTH BANK HIGHWAY, 100 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE WEST BANK OF SAID DUNCAN CREEK 71 FEET TO THE NORTH LINE OF SAID NORTH BANK HIGHWAY; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID NORTH BANK HIGHWAY 100 FEET TO THE PLACE OF BEGINNING, BEING IDENTICAL WITH LOT 1 AND THE EASTERLY 30 FEET OF LOT 2 OF DUNCAN CREEK ADDITION.

ALSO LOTS 4, 5 AND 6 OF DUNCAN CREEK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON.

PARCEL B

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST BANK OF DUNCAN CREEK IN SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, WITH THE NORTHERLY LINE OF THE NORTH BANK HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF THE NORTH BANK HIGHWAY A DISTANCE OF 60 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREBY CONVEYED, THE SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND OWNED BY MARY M. REATH AND WHICH IS FULLY DESCRIBED BY CORRECTION DEED EXECUTED BY WILLIAM SAMS AND GEORGE S. NIELSON TO THE SAID MARY M. REATH, DATED DECEMBER 31, 1923, FROM SAID POINT OF BEGINNING RUNNING; THENCE NORTHWESTERLY PARALLEL TO THE WEST BANK OF DUNCAN CREEK AND ALONG THE WEST LINE OF THE SAID TRACT OF LAND OWNED BY MARY M. REATH AS AFORESAID A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTH LINE OF THE NORTH BANK HIGHWAY A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE WEST BANK OF DUNCAN CREEK, A DISTANCE OF 100 FEET TO THE NORTH LINE OF THE NORTH BANK HIGHWAY; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF THE NORTH BANK HIGHWAY A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY FORTY FEET THEREOF CONVEYED TO THOMAS REATH BY DEED RECORDED AT PAGE 237, BOOK "V" OF DEEDS.

Gary H. Martin, Skamania County Assessor

Date 9-5-97 Parcel # 21-34-1-3-900