

129602

BOOK 170 PAGE 324

FILED FOR RECORD
SKAMANIA CO. WASH.
BY SKAMANIA CO. TITLE

Oct 27 - 12 36 PM '97

GARY M. OLSON
AUDITORName CUMMINGS & JAMES
Address PO BOX 397
City, State, Zip WOODLAND, WA 98674
SCR 21206

182613db

Reference# (if applicable):

Grantor(s): (1) Wickman Ruth A.

Grantee(s): (1) Cummings Bob S.

(2) James Shirley F.

Addit. Grantor(s) on pg.

Addit. Grantee(s) on pg.

Legal Description(abbr.): NE 1/4 Sec 20 T31 N R 5E

Addit. legal(s) on pg.

Assessor's Tax Parcel ID# Acct # 03-08-20-2-1-0100-00 & 0200

STATUTORY WARRANTY DEED

THE GRANTOR RUTH A. WICKMAN, a married woman, formerly known as RUTH A. BOLKENY and for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT in hand paid, conveys and warrants to BOB S. CUMMINGS and SHIRLEY F. JAMES, husband and wife and the following described real estate, situated in the County of Skamania, State of Washington:

See Legal Description attached hereto and marked EXHIBIT "A".

page 2

10-15-87 in B107 p 29 with No. 104024

This deed is given in fulfillment of that certain 1987 estate contract between the parties hereto, dated October 15, 1987, 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 October 15, 1987
Rec No 11598

Dated: 10-21-97

Ruth A. Wickman

Gary M. Olson, Skamania County Auditor

10/27/97

03 08 20 2 1 0100 00

03 08 20 2 1 0200 00

STATE OF WASHINGTON

COUNTY OF Skamania

ss.

On this day personally appeared before me RUTH A. WICKMAN to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that SHE signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned, GIVEN under my hand and official seal this 21st day of October, 1997.

Notary Public in and for the State of Washington,
residing at Stevenson

My appointment expires: 8-15-99

Fee received
by check for \$11.59
direct
to me
by check

REAL ESTATE EXCISE TAX

N/A

OCT 27 1997

PAID see excise #11598 BD

10-15-87

GARY M. OLSON
SKAMANIA COUNTY TREASURER

Transnation

TRANSNATION TITLE INSURANCE COMPANY

Form 7176-3 (Rev. 12-96)

EXHIBIT "A"

PARCEL I

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the Northeast corner of the West half of the Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian; thence South 347 feet; thence West 239 feet; thence North parallel to the East line of said West half of said Northeast Quarter 347 feet to the North line of said Northeast Quarter; thence East 239 feet to the Point of Beginning.

EXCEPT that portion lying within Wind River Highway and Metzger Road.

ALSO EXCEPT the West 15 feet as disclosed by instrument recorded in Book 158,

PARCEL II

Page 529.

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

BEGINNING at a point on the North line of said Section 20, 239 feet West of the Northeast corner of the said Northwest Quarter of the Northeast Quarter of the said Section 20; thence South parallel to the East line of Section 20, 347 feet; thence West parallel to the North line of said Section 20, 214 feet; thence North parallel to the East line of said Section 20, 347 feet to the North line of said Section; thence East along the North line of said Section, 214 feet to the Point of Beginning.

EXCEPT that portion lying within Metzger Road.

TOGETHER with that portion conveyed to Shirley James, by instrument recorded in Book 158, Page 529.