

129976

BOOK 171 PAGE 616

Return Address:

PAUL & SHERILYN HOLMAN
12751 COCK-POWDER RD
UPPER MERIDEN, WA 98651

FILED FOR RECORD
SKAMANIA CO. WASH
BY Sherilyn Holman

DEC 11 4 09 PM '97

P. Olsson
AUDITOR
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1. <u>WARRANTY DEED</u>	
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1. <u>JAMES H. CASE CASE, JAMES H.</u>	
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on page _____ of document.	
REAL ESTATE EXCISE TAX	
<u>N/A</u>	
GRANTEE(S) (Last name, first, then first name and initials)	
1. <u>HOLMAN, PAUL E</u>	
2. <u>HOLMAN, SHERILYN G.</u>	
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)	
<u>Section 15 T: 10N R: 15E</u>	
<u>S/8 T3N R15E S15</u>	
<input type="checkbox"/> Complete legal on page <u>1</u> of document.	
REFERENCE NUMBER(S) OF Documents assigned or released:	
<u>Book 142 Page 904 to 912</u>	
<input type="checkbox"/> Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
<u>03-10-15-0-0-2003-00</u>	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned.	
<input type="checkbox"/> Additional parcel #'s on page _____ of document.	
Gary H. Martin, Skamania County Assessor Date <u>12-11-97</u> Parcel # <u>03 10 15 00 2003 00</u>	
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.	

Until a change is requested, all tax statements should be sent to the following address:

Paul Holman and Sherilyn Holman
12751 COOK-UNDAWAP RD.
UNDAWAP, WA 98651

WARRANTY DEED
(Upon Completion of Contract)

JAMES M. CASE, a single person, conveys and warrants to PAUL E. HOLMAN and SHERILYN G. HOLMAN, husband and wife, Grantees, the following described real property in the County of SKAMANIA, State of Washington:

A tract of land located in the South half of the Southeast quarter of the Southwest quarter of Section 15, township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Commencing at the section corner common to Sections 16, 15, 21, 22, Township 3 North, Range 10 East of the Willamette meridian, thence South 89 degrees 19' East 1325.65 feet to a point; thence North 1 degrees 50' East 358.76 feet; thence South 63 degrees 13' East 154.41 feet to the point of beginning; thence North 1 degrees 50' East 374.59 feet; thence North 89 degrees 07' East 280.04 feet; thence South 1 degrees 50' West 509.50 feet; thence North 63 degrees 13' West 308.82 feet to the point of beginning.

SUBJECT TO AND EXCEPTING THEREFROM:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, encumbrances, or claims thereof, not shown by the public records, reservations or exceptions

BOOK 171 PAGE 618

in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.

6. The rights of the public in roads and highways.

7. Reservation of the right to maintain a pipeline across said property, including the terms and provisions thereof, as contained in the deed from John A. Kelley, at. al., to Sara A. Hedrick, recorded February 16, 1911, in Book N, page 76, Skamania County Records. (exact location not given).

The consideration for this transaction is the payment of THIRTY THOUSAND (\$30,000.00) DOLLARS by Grantees to Grantors pursuant to the terms of the Real Property Sales Contract between the parties which has been paid in full by Grantees herein.

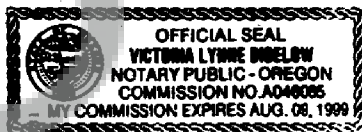
WITNESS the hand and seal of Grantors this 30th day of October, 1997.

James M. Case
JAMES M. CASE, GRANTOR

STATE OF Oregon)
County of Hood River) ss.

COPY OF ORIGINAL DOCUMENT
Deputy Skamania Co. Recorder
DEPUTY

SUBSCRIBED AND SWORN to before me this 30th day of October, 1997 by James M. Case, who is known to me to be James M. Case, who acknowledged before me that he executed this Warranty Deed Upon Completion of Contract freely and voluntarily.



PHILLIPS REYNIER & SUMENFIELD
P.O. BOX 755
714 STATE AVENUE
HOOD RIVER, OREGON 97123
(503) 386-4284

Victoria Lynne Below
Notary Public for Oregon
My Commission Expires: 8-8-99