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BOOK 175 PAGE 412

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

APR 9 2 54 PM '98

Olson
AUDITOR
GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Deryl & Theresa Lusty

Address 17512 NE 5th St.

City/State Vancouver, WA. 98684

SR 21530

Document Title(s): (or transactions contained therein)

1. Fulfillment of Contract
- 2.
- 3.
- 4.



First American Title Insurance Company
(this space for title company use only)

Reference Number(s) of Documents assigned or released:

June 30 1995, Book 150 Page 826
 AUDITOR FILE # 122671 of document

Grantor(s): (Last name first, then first name and initials)

1. JIMMY V. COATES, TRUSTEE OF THE VADA A. COATES REVOCABLE TRUST
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

NA
REAL ESTATE EXCISE TAX

Grantee(s): (Last name first, then first name and initials)

1. LUSTY, DERYL L.
2. LUSTY, THERESA E.
- 3.
- 4.
5. Additional names on page _____ of document

APR - 9 1998
PAID NA
JW
SKAMANIA COUNTY TREASURER

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Southeast Quarter of the Southwest Quarter of Section 17,
Township 3 North, Range 8 East.

Complete legal description is on page 1 of document

Assessor's Property Tax Parcel / Account Number(s):

03-08-17-3-0-1410-00

| | |
|---------------|---|
| By _____ | ✓ |
| Date _____ | ✓ |
| Checked _____ | ✓ |
| Filed _____ | ✓ |
| Index _____ | ✓ |

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

L

THIS SPACE PROVIDED FOR RECORDER'S USE



First American Title Insurance Company

Filed for Record at Request of

Name Deryl & Theresa Lusty
Address 17512 NE 5th Street
City and State Vancouver, WA 98684

Statutory Warranty Deed

THE GRANTOR Jimmy V. Coates, Trustee of the Vada A. Coates Revocable Living Trust
for and in consideration of Fulfillment of Contract
in hand paid, conveys and warrants to Deryl Lusty and Theresa Lusty, husband and wife
the following described real estate, situated in the County of Skamania, State of Washington:

A tract of Land in the Southeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, Described as follows:

Lot 1 of the Bill Coates Short Plat, Recorded in Book 3 of Short Plat, Page 250, Skamania County Records.

Gary H. Merida, Skamania County Assessor
Date 4/9/95 Parcel # 3-8-17-3-1410

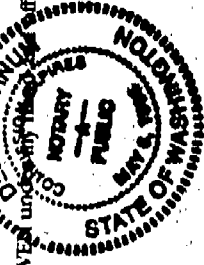
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 30, 1995, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, 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 June 29, 1995, Rec. No. 17458
Dated 6-30, 1995

Billy B Coates For Jimmy Coates as his attorney in fact
Jimmy V. Coates, Trustee

STATE OF WASHINGTON }
County of SKAMANIA } ss.

On this 30th day of JUNE, 1995, before me personally appeared BILLY B. COATES to me known to be the individual who executed the foregoing instrument as Attorney in Fact for JIMMY V. COATES, TRUSTEE and acknowledged that he signed the same as HIS free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of said instrument has not been revoked and that said principal is now living and is not insane.



GIVEN under my official seal the day and year last above written.
Deb J. Barnhill
Notary Public in and for the State of Washington,
residing at CANAS

ACKNOWLEDGMENT - ATTORNEY IN FACT
FIRST AMERICAN TITLE COMPANY
WA - 47

My appointment expires MAY 4, 1998

