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BOOK 176 PAGE 372

FILED FOR RECORD
SKAMANIA COUNTY, OREGON
BY CLARK COUNTY TITLE

APR 29 2 53 PM '98

GARY K. OLSON
AUDITOR
GARY K. OLSON

RETURN ADDRESS

Ms. Mary Grade
21 Malfait Tract Road
Washougal WA 98671

WA
REAL ESTATE EXCISE TAX

APR 29 1998

PAID see ex 14666

SW
SKAMANIA COUNTY TREASURER

Please Print neatly or Type information
DOCUMENT TITLE(S)

WARRANTY FULFILLMENT DEED

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

Additional Reference #'s on page _____

GRANTOR(S)
ROBERT MALFAIT

LORETTA MALFAIT

Additional Grantors on page # _____

GRANTEE(S)
WAYNE CLARK

MARY ELLEN CLARK

Additional Grantees on page # 3

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)
PTN LOTS 15, 16, 17 MALFAIT RIVER FRONT TRACTS

Additional Legal is on page # _____

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

2-5-31-4-3-200

Additional Parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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CLARK COUNTY TITLE

ENCRYPT
Real Estate Excise Tax

FILED FOR RECORD
CLARK COUNTY, WASH.

980-1010180

98 APR -1 PM 3:00

14,660

AUDITOR
ELIZABETH A. LUCE

AFTER RECORDING MAIL TO:
Ms. Mary Grode
21 Malfait Tracts Road
Washougal, WA 98671

R.S. 4-1-98

Filed for Record at Request of
Clark County Title Company
Escrow Number: 54446TH

(FULFILLMENT)
Statutory Warranty Deed

Abbreviated Legal: LOT 15, BLOCK PTN LOTS 15, 16, 17, MALFAIT RIVER
FRONT TRACTS

Full Legal Description on page(s): 2

THE GRANTOR ROGER MALFAIT AND LORETTA L. MALFAIT, husband and wife

for and in consideration of Fulfillment of Real Estate Contract
in hand paid, conveys and warrants to WAYNE A. CLARK, JR. AND MARY ELLEN CLARK, husband
and wife *

the following described real estate, situated in the County of CLARK
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.
, State of Washington:

Assessor's Tax Parcel Number(s):

Gary H. Martin, Skamania County Assessor
Date 4/2/98 Parcel # 2-5-31-4-3-20

*said purchasers interest was assigned to Mary E. Grode, per Superior Court
Cause No. 92-3-00076-3.
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November
06, 1991, 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 purchase 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 11-25-91, Rec. No. 14666

Dated this 30 day of March, 1998

By Roger Malfait
ROGER MALFAIT

By Loretta L. Malfait
LORETTA L. MALFAIT

STATE OF WASHINGTON }
COUNTY OF CLARK } SS

I certify that I know or have satisfactory evidence that ROGER MALFAIT AND LORETTA L.
MALFAIT

are the persons who appeared before me, and said person s 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: March 30, 1998

MARCIA A. HAUKAAS
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires June 1, 2000

Marcia A. Haukaas

Notary Public in and for the State of Washington
Residing at Washougal, Wa
My appointment expires: June 1, 2000

Order No. 54446

Exhibit "A"

PARCEL I

The West forty-five feet of Lot 17 and Lot 16, MALFAIT RIVER FRONT TRACTS, according to the plat thereof, recorded in Book "A" of Plats, Page 123, records of Skamania County, Washington.

EXCEPT that portion of said Lot 16, described as follows:

BEGINNING at the intersection of the West line of said Lot 16, with the Southerly right-of-way line of Malfait Tracts Road;

THENCE South 64° East, along said Southerly right-of-way line a distance of 15.73 feet;

THENCE South 06°24' West a distance of 89.17 feet, more or less, to the Westerly line of said Lot 16;

THENCE North 02°31' West along said Westerly line, a distance of 95.61 feet, more or less, to the True Point of Beginning.

PARCEL II

ALSO that portion Lot 15, MALFAIT RIVER FRONT TRACTS, according to the plat thereof, recorded in Book "A" of Plats, Page 123, records of Skamania County, Washington, described as follows:

BEGINNING at the intersection of the East line of said Lot 15, with the Southerly right-of-way line of Malfait Tract Road;

THENCE South 02°31' East, along the East line of said Lot 15, a distance of 95.61 feet to the True Point of Beginning;

THENCE South 02°31' East, to the Southeast corner of said Lot 15;

THENCE Northwesterly along the South line of said Lot 15, to a point which bears South 06°24' West from the True Point of Beginning;

THENCE North 06°24' East to the True Point of Beginning.

Exhibit "A" Continued

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Exhibit "A" Continued
Order No. 54446

SUBJECT TO an easement to construct, maintain, and operate a drainfield for a septic sewer system over, along and under the following described portion of the aforescribed Lot 16.

BEGINNING at the Northwest corner of said Lot 16, as aforesaid, and running thence South 64° East 30 feet; thence South 06°24' West 20 feet; thence North 64° West 30 feet; thence North 06°24' East 20 feet to the Point of Beginning.

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