

132309

BOOK 179 PAGE 710

AFTER RECORDING MAIL TO:
Continental Escrow Company
2100 SE 164th Avenue, Suite 102
Vancouver, WA 98684-8934

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

JUL 27 12 36 PM '98
G. Larry
AUDITOR
GARY M. OLSON

Filed for Record at Request of
Continental Escrow Company
Escrow Number: MC31496-N

(FULFILLMENT)

Statutory Warranty Deed

SCR 21851
Grantor(s): Dennis R. Johnson and Kathleen L. Johnson, husband and wife
Grantee(s): Brad K. Stephens, also known as Brad Stephens, and Sydney Haines Stephens, also known as Sydney Stephens, husband and wife, and Dennis Holm and Raylah Holm, husband and wife
Abbreviated Legal: See Exhibit "A" attached hereto, records of Skamania County, WA *NW 1/4 Sec 32 T2 N, R5E*
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 02-05-32-2-0-0502-00

THE GRANTOR Dennis R. Johnson and Kathleen L. Johnson, husband and wife for and in consideration of fulfillment of that certain Contract dated May 10, 1993 and recorded May 12, 1993 in Book 135, Page 247, Auditor File No. 116211 in hand paid, conveys and warrants to Brad K. Stephens, also known as Brad Stephens, and Sydney Haines Stephens, also known as Sydney Stephens, husband and wife, and Dennis Holm and Raylah Holm, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

See Attached Exhibit "A"

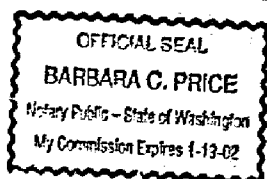
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 10, 1993, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through 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 Excise Tax was paid on this sale or stamped exempt on May 12, 1993, Rec. No. 15790
Dated this 22nd day of July, 1998

By <i>Dennis R. Johnson</i>	By	REAL ESTATE EXCISE TAX	<i>N/A</i>
Dennis R. Johnson			
By <i>Kathleen L. Johnson</i>	By	JUL 27 1998	
Kathleen L. Johnson			
STATE OF WASHINGTON	SS:	PAID <i>Excise #15790</i> <i>15.12.93</i>	
County of <i>Clark</i>		<i>W. Jensen, Deputy</i>	
		SKAMANIA COUNTY TREASURER	

I certify that I know or have satisfactory evidence that Dennis R. Johnson and Kathleen L. Johnson are the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 23, 1998



Barbara C. Price
Notary Public in and for the State of WASHINGTON
Residing at *Vancouver*
My appointment expires: *1-13-2002*

Gary H. Martin, Skamania County Assessor
Date *7/27/98* Parcel # *2-5-32-2-502*
Unit

EXHIBIT "A"

A tract of land located in a portion of the Northwest Quarter and a portion of the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian described as follows:

Commencing at the quarter corner on the West line of said Section 32, said point being the Southwest corner of that tract of land conveyed by Oral E. Wilson and Shirley J. Wilson, husband and wife, to Roger Malfait and Loretta Malfait, husband and wife, by deed recorded in Book 74 of Deeds at Page 900, under Auditor's File No. 86486; thence South $89^{\circ}16'31''$ East along the East-West centerline of said Section 32, a distance of 1320.0 feet to the Southeast corner of said Malfait Tract, and the true point of beginning of the tract herein described; thence North $0^{\circ}43'17''$ East along the East line of said Malfait Tract 660.0 feet to the Northeast corner thereof; thence North $89^{\circ}16'31''$ West along the North line of said Malfait Tract a distance of 323.16 feet; thence South $0^{\circ}43'17''$ West parallel with East line of said Malfait Tract a distance of 676.81 feet to an angle point on the East-West centerline of said Section 32; thence South $23^{\circ}09'57''$ East a distance of 350.48 feet to a point on the arc of a cul-de-sac having a radius of 45.0 feet; thence along the arc of said cul-de-sac along a curve to the right, an arc distance of 70.67 feet to a point that bears South $51^{\circ}42'57''$ West from the true point of beginning; thence North $51^{\circ}42'57''$ East a distance of 540.05 feet to the true point of beginning.

Also known as Lot 2 of the Malfait Short Plat No. 3 as recorded in Book 2 of Short Plats, at Page 270 under Auditor's File No. 92623, records of Skamania County, Washington.

SUBJECT TO easements of record recorded at Book 32, Page 465, at Book 466, Page 418, and at Book 80, Page 96.

SUBJECT TO: ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, ENFORCEABLE IN LAW AND EQUITY.