

132336

BOOK 179 PAGE 775

AFTER RECORDING MAIL TO:
STEVEN WALKER
PO BOX 291
BINGEN, WA 98605

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

JUL 28 4 25 PM '98

Gary H. Olson
AUDITOR
GARY H. OLSON

REAL ESTATE EXCISE TAX

19666

JUL 29 1998

PAID 1664.00*SW*

Filed for Record at Request of
Columbia Title Company
Escrow Number: 21949

SW SKAMANIA COUNTY TREASURER
Statutory Warranty Deed

Grantor(s): WILLIAM R. INGELS, JOYCE INGELS

Grantee(s): STEVEN WALKER, LAURIE WALKER

Abbreviated Legal: GOVT LOT 4, SEC 2, T3N R10E, records of SKAMANIA County, WA

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 03-10-02-0-0-0201-00

THE GRANTOR WILLIAM R. INGELS and JOYCE INGELS, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to STEVEN WALKER and LAURIE WALKER, husband and wife
the following described real estate, situated in the County of SKAMANIA, State of Washington:
PLEASE SEE PAGE TWO ATTACHED

Together with a 1973 Ford mobile Home 08911796

Gary H. Olson, Skamania County Auditor

Date 2-28-98 Parcel # 03-10-02-00-0201-00Dated this 27th day of July 1998By William R. Ingels By _____
WILLIAM R. INGELSBy Joyce Ingels By _____
JOYCE INGELSSTATE OF WASHINGTON }
County of KLICKITAT } SS:

I certify that I know or have satisfactory evidence that WILLIAM R. INGELS AND JOYCE
INGELS
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 27, 1998

Angie Clark
ANGIE CLARK
Notary Public in and for the State of WASHINGTON
Residing at WHITE SALMON
My appointment expires: 9/23/00



PAGE TWO
EXHIBIT "A"

Parcel I

A tract of land located in Government Lot 4 of Section 2, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at the Southwest Corner of the said Government Lot 4; thence along the West Line of said Government Lot 4 North 660 feet; thence parallel to the South Line of the said Government Lot 4 East 330 feet; thence parallel to the West Line of said Government Lot 4 South 660 feet to the South Line of said Government Lot 4; thence along said South Line West 330 feet to the POINT OF BEGINNING.

EXCEPT that portion conveyed to Skamania County by instrument recorded March 28, 1975 in Book 68, Page 603.

Parcel II

COMMENCING at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 3, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence West along the South boundary line of the said Northeast Quarter of the Northeast Quarter of Section 3, Township 3 North, Range 10 East of the Willamette Meridian, a distance of 30 feet to a point; thence North parallel with the East Line of said quarter section a distance of 315 feet to a point; thence Northeasterly at an angle along a line which intersects the East Line of the said quarter section, which point of intersection is a distance of 345 feet North of the point of beginning herein; thence South along said East Line of said quarter section to a point of its intersection with the POINT OF BEGINNING HEREIN.

SUBJECT TO: Second half 1998 Property Taxes

1. The records of title to the subject premises disclose no Manufactured Home Title Elimination Application (Form TD 420-730) for any Mobile Home which may be situated upon the premises. In the absence of such a recorded application, a mobile or manufactured home is personal property, not real property and will not be covered by a policy of Title Insurance. A Title Insurance Policy covers only those real property rights which are subject to recording statutes. Any personal property rights or interest to a mobile home or manufactured home are not covered by the policy.
3. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded in Book 65, Page 320, Skamania County Deed Records.
4. Easement for Waterline in favor of City of White Salmon, including the terms and provisions thereof, recorded April 29, 1994 in Book 142, Page 816, Skamania County Deed Records.