

132632

BOOK 180 PAGE 644

Return Address:

HAROLD L. + DIANE Y KING
P.O. Box 70
STERENSON, WA. 98648

FILED FOR RECORD
SKAMIA CO. WASH

BY Harold & Diane King

AUG 25 3 09 PM '98

J. G. Smith

AUDITOR
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1. WARRANTY FULFILLMENT Deed	
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1. Maddux, Theodore + Donna L.	<input checked="" type="checkbox"/> Indexed, L/R
2.	<input checked="" type="checkbox"/> Indexed, R/L
3.	<input checked="" type="checkbox"/> Indexed
4.	<input checked="" type="checkbox"/> Indexed
<input type="checkbox"/> Additional Names on page ____ of document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1. KING HAROLD L. JR. + DIANE Y. KING	
2.	
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)	
Portion of Lot 2 IGNAZ WATCHER SUBVISION	
<input type="checkbox"/> Complete legal on page 2 of document.	
REFERENCE NUMBER(S) Of Documents assigned or released:	
AF # 103892 BK-106 Pg-788	
<input type="checkbox"/> Additional numbers on page ____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 03 07 36 2 00 P00 00	
3-7-36-2-800	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned.	
<input type="checkbox"/> Additional parcel #'s on page ____ of document.	
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.	

WARRANTY FULFILLMENT DEED

The Grantors, Theodore A. Maddux and Donna L. Maddux, husband and wife, for a valuable consideration in hand paid, convey and warrant to Grantee, Harold L. King, Jr. and Diane Y. King, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

That portion of Lot 2 of IGNAZ WACHTER SUBDIVISION according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows: Commencing at the intersection of the northerly line of that strip of land 300 feet in width acquired by the United States of America for the Bonneville power transmission line with the southerly line of Lot 2 of the said Ignaz Wachter Subdivision; thence North 89°06'28" West 137.13 feet along the South of the said Lot 2, a point on the West line of Section 36, Township 3 North, Range 7 E.W.M. North 00°16'20" East 1013.14 feet from the Quarter corner on the West line of the said Section 36; thence North 00°16'20" East along the West line of the said Lot 2 a distance of 450 feet; thence South 89°06'28" East parallel to the South line of the said Lot 2 to a point due North of the point of beginning; thence due South to the point of beginning.

Gary H. Martin, Skamania County Auditor

Date 8-25-98 Parcel # 3-7-36-2-200

REAL ESTATE EXCISE TAX

AUG 25 1998

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WARRANTY FULFILLMENT DEED
PAGE 1

PAID SW Ex 11561

JW

SKAMANIA COUNTY TREASURER

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TOGETHER WITH the right to take water from a certain spring, and an easement on, over and across the Northerly 225 feet of Lot 2 of the said Ignaz Wachter Subdivision granted by Cortland Miller, a bachelor, by deed dated February 16, 1944, and recorded February 23, 1994, at page 21 of Book 30 of Deeds, Records of Skamania County, Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 21, 1987, recorded on September 21, 1997, in Book 106 at Page 788, under Auditor's File No. 3-7-36-2-800, Records of Skamania County, Washington, 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.

Dated this 19 day of August 1998.

Theodore A. Maddux
Theodore A. Maddux

Donna L. Maddux
Donna L. Maddux

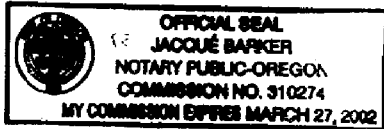
STATE OF OREGON)
County of Benton) SS

I certify that I know or have satisfactory evidence that Theodore A. Maddux is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WARRANTY FULFILLMENT DEED
PAGE 2

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Dated this 19th day of Aug, 1998

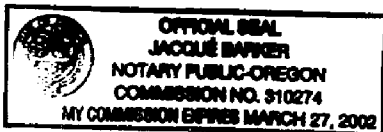


Name JACQUE BARKER
Jacquie Barker
Notary Public in and for
the State of Washington
Commission expires: 3-27-02

STATE OF OREGON)
County of Benton) ss

I certify that I know or have satisfactory evidence that Donna L. Maddux is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 19th day of Aug, 1998



Name JACQUE BARKER
Jacquie Barker
Notary Public in and for
the State of Washington
Commission expires: 3-27-02