

134462

BOOK 187 PAGE 107

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

MAR 3 11 27 AM '99

P. Lowry  
ASSISTANT  
GARY M. OLSON**AFTER RECORDING MAIL TO:**Name Ledbeter'sAddress 3342 Abby StreetCity/State Washougal, WA 98671SECT 22466**Statutory Warranty Deed**

THE GRANTOR BILLY B COATES, trustee of the  
COATES FAMILY TRUST, dated February 23, 1998  
as amended.

for and in consideration of Ten Dollars and any other  
Valuable Considerations

in hand paid, conveys and warrants to BRUCE L LEDBETER AND  
VICKI C LEDBETER, HUSBAND AND WIFE.



First American Title  
Insurance Company

(this space for title company use only)

the following described real estate, situated in the County of Skamania, State of Washington:

A Tract of land in the Southwest Quarter of Seciton 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 GARRETT ANTHONY SHORT PLAT, recorded in Book 3 of Short Plats,  
Page 306, Skamania County Records.

**SPECIAL INSTRUCTION:**

- 1 Easement as shown on the recorded Short Plat
- 2 Road Maintenance Agreement, including the terms and provisions thereof  
recorded AUGUST 7, 1997 in Book 167, Page 987.
- 3 Covenants, Conditions and Restriction, including the terms and provisions  
thereof, recorded August 7, 1997 in Book 167, Page 987

Gary H. Martin, Skamania County Assessor

Date 3/1/99 Parcel # 3-8-17-3-1413

Assessor's Property Tax Parcel/Account Number(s): 03-08-17-3-0-1413-00 REAL ESTATE EXCISE TAX

Dated 3-3, 19 99

Billy B Coates Trustee  
Billy B Coates, Trustee

RECEIVED  
MAR 03 1999  
PAID 562.00  
SKAMANIA COUNTY TREASURER

20058

MAR 03 1999

PAID 562.00

Of Deputy  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Individual  
 County of Skagit

On this day personally appeared before me Billy D. Coates, Trustee to me known  
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he  
 signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of February, 19 99

[Signature]  
 Notary Public in and for the State of Washington,  
 residing at Stevenson

My appointment expires 9-13-99

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Corporate  
 County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of  
 Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_  
 \_\_\_\_\_ and \_\_\_\_\_ to me known to be the  
 \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_  
 \_\_\_\_\_ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary  
 act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_  
 authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
 Notary Public in and for the State of Washington,  
 residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

WA-46A (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_