

137382

BOOK 196 PAGE 618

FILED FOR RECORD
SKAMANIA COUNTY
BY SKAMANIA CO. ITW

FEB 10 2 29 PM '00

DLWny
GARY WILSON

SEP 23/02

Space Above for Recording Information Only

WARRANTY FULFILLMENT DEED

WHEREAS:

1. On June 14, 1990, Lewis River Ranch, a partnership, sold the real estate conveyed herein to Eric C. Brittingham and Debra G. Brittingham, on a Real Estate Contract, which contract is recorded in Book 119, Page 463, records of Skamania County, Washington.
2. The purchasers assigned said contract to Edward Klima, Marjorie L. Klima, husband and wife, and F.E.K., Inc., a Florida corporation.
3. The contract has been fully performed.

NOW, THEREFORE, the Grantor, Lewis River Ranch, for valuable consideration conveys and warrants to Edward Klima, Marjorie L. Klima, husband and wife, and F.E.K., a Florida corporation, the real estate, located in Skamania County, Washington, and described on attached Exhibits "A" and "B". *page 4 Lot 3 Landerholm Shot Plat*

This Deed is given in fulfillment of that certain Real Estate Contract, referred to above and recorded in Book 119, Page 463, records of Skamania County, Washington, and assigned to grantees herein, and is 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 purchasers 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.

02-06-27-4-0-0105-00

WARRANTY FULFILLMENT DEED - 1
HAREWILEWISRVK.WFD

2-6-27-4-105
2-10-00

REAL ESTATE EXCISE TAX
N/A
FEB 10 2000
LANDERHOLM, MERVOLCH
PAID *21,000.00* *586.80*
SKAMANIA COUNTY TREASURER

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IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of February, 2000.

LEWIS RIVER RANCH

Real Estate Excise
Tax # 13458
Paid June 21, 1990

Duane Lansverk
BY: Duane Lansverk, President

Irwin C. Landerholm
BY: Irwin C. Landerholm, Treasurer

STATE OF WASHINGTON)
County of Clark)ss.

I certify that I know or have satisfactory evidence that Duane Lansverk is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as President of Lewis River Ranch, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 4th day of February, 2000.



Vera J. Rossini
NOTARY PUBLIC for the State of Washington
Residing in the County of Clark
My appointment expires 6/1/03

STATE OF WASHINGTON)
County of Clark)ss.

I certify that I know or have satisfactory evidence that Irwin C. Landerholm is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Treasurer of Lewis River

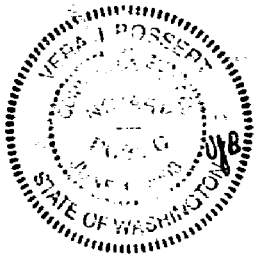
WARRANTY FULFILLMENT DEED - 2
H:\REIT\LEWISRV.WFD

cc
LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
915 Broadway
P.O. Box 1086
Vancouver, Washington 98666
(360) 696-3312

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Ranch, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 4th day of February, 2000.



Vera J. Rossut
NOTARY PUBLIC for the State of Washington
Residing in the County of Clark
My appointment expires 01/03/03

WARRANTY FULFILLMENT DEED - 3
HAREVILEWISVRWFD

ELL
LAW OFFICES OF
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EXHIBIT "A"

Lot 3 of Landerholm Short Plat recorded in Short Plat in Book 3 at page 95, as recorded under Auditor's File No. 101577, lying within the North Half of the Southeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities described as follows:

BEGINNING at a point on the South line of the Northeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, South 89°08'43" East, 143.52 feet from the Southwest corner of said Northeast Quarter of Section 27; thence North 11°00'15" West, 92.60 feet to a 175 foot radius curve to the left, the chord of which bears North 35°31'55" West, 145.30 feet; thence along said curve 149.83 feet; thence North 60°03'34" West, 238.12 feet to a 250 foot radius curve to the right the chord of which bears North 45°04'06" West, 129.34 feet thence along said curve 130.82 feet; thence North 30°04'37" West, 33.11 feet to a 175 foot radius curve to the right, the chord of which bears North 43°41'03" West, 82.34 feet; thence along said curve 83.12 feet; thence North 57°17'29" West, 77.36 feet to a 200 foot radius curve to the right, the chord of which bears North 42°34'42" West, 101.59 feet; thence along said curve 102.72 feet; thence North 27°51'56" West, 151.54 feet to a 150 foot radius curve to the left, the chord of which bears North 58°42'49" West, 153.83 feet; thence along said curve 161.52 feet; thence North 89°33'42" West, 175.41 feet to a 250 foot radius curve to the left, the tangent of which bears South 73°20'59" West 146.92 feet; thence along said curve 149.13 feet; thence South 56°15'41" West, 131.96 feet to the center of Woodard Creek County Road.

Said premises situated in Skamania County, Washington.

Gary H. Martin, Skamania County Assessor
 Date 2-10-00 Parcel # 2-6-27-4-105
GHM

see L

Exhibit "B"

Subject to:

Easements recorded in records of Skamania County at
- Book 41 page 178 (pipeline)

Road Maintenance Agreements recorded in records of Skamania County at

- Book 100 page 941 (Price)
- Book 102 page 326 (Short Plat)

Subject to:

The right of Jim and Frances Chase to walk and ride their horses on the plat easement areas.

Together with:

Easements recorded in records of Skamania County at

- Book 107 page 832 (37.35 feet wide)
- Book 107 page 76 (Tucker)
- Book 100 page 941 (Price)

Together with and subject to easements disclosed by plat of Landerholm and Elmer Short Plats, Skamania County. Together with and subject to Covenants, Restrictions and Conditions imposed by instruments recorded at book 106 page 615, Skamania County.

ccL