

138278

BOOK 199 PAGE 745

FILED  
SKAMIA  
BY Bryan Skoko

JUN 5 9 07 AM '00

MUSK

GARY L. OLSON

**AFTER RECORDING MAIL TO:**

Name Wayne and Claudia Lawrence

Address P.O. Box 834

City/State Washougal, Wa 98671

**Statutory Warranty Deed**

THE GRANTOR Bryan E. Skoko



First American Title  
Insurance Company

for and in consideration of the fulfillment of a real estate  
contract as recorded in auditor's file #101566 book 102,  
page 57 and file #134647 Volume 187 page 672 to 673  
in hand paid, conveys and warrants to

Wayne F. and Claudia Lawrence

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

N.E. 1/4 of the S.E. 1/4 of Sec 19, T2N, R5E.

The full legal description on page #2.

REAL ESTATE EXCISE TAX

N/A

JUN - 5 2000

PAID via check #10883 DTD 7.31.86

W. Jensen, Deputy

SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 02-05-19-0-0-0600-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, July 31, 1986,  
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 Sales Tax was paid on this sale on July 31, 1986, Rec. No. 10883

Dated 05/26/00, 192000

Bryan Skoko

By: W. Jensen  
Deputy  
Treasurer  
Treasurer  
Treasurer

Page 2

A tract of land in the Northeast Quarter of the Southeast Quarter of Section Nineteen (19), Township Two (2) North, Range Five (5) East of the Willamette Meridan, Skamania County, Washington, described as follows:

Lot One (1) of David F. Skoko Short Plat as recorded in Book 2 of Short Plats last page 47, Auditor's File No 86230, records of Skamania County, Washington

SUBJECT TO an easement, including the terms, covenants and provisions as disclosed by instrument, in favor of Public Utility District No 1 of Skamania County, Washington, recorded September 15, 1967, under Auditor's File No. 69168, in Book 58, at page 71, for electric power distribution lines and right of way.

SUBJECT TO an easement, including the terms, covenants and provisions as disclosed by instrument, in favor of County of Skamania, a municipal corporation, recorded November 26, 1968, under Auditor's File No. 70608, in Book 60, at page 42, for road purposes and affects the North 30 feet.

SUBJECT TO an easement, including the terms, covenants and provisions as disclosed by instrument, in favor of Public Utility District No. 1 of Skamania County, Washington, recorded October 2, 1970, under Auditor's File No. 72662, for electric transmission or distribution line.

SUBJECT TO a 50 foot right of way easement designated Skoko Road (private) as set forth on the face of the David F. Skoko Short Plat under Auditor's File No. 86230, records of Skamania County, Washington.

2-5-19-680  
6-1-2800  
GIM



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

On this day personally appeared before me Bryan Skoko 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 21<sup>st</sup> day of May 2000

Notary Public  
 State of Washington  
 JULIE M. HARTLEY  
 My Appointment Expires Mar 16, 2004

*[Signature]*  
 Notary Public in and for the State of Washington,  
 residing at Vancouver, WA  
 My appointment expires 3-16-2004

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.

*[Signature]*  
 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 \_\_\_\_\_