

139654

BOOK 204 PAGE 360

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

Nov 14 3 25 PM '00

GARY H. OLSON
AUDITOR

AFTER RECORDING MAIL TO:

Name TIMOTHY W. O'MAHONEY

Address 1012 KANAKA CREEK ROAD

City, State, Zip STEVENSON, WA 98648

527 235 73

ESCROW NO.: 00021961

(FULFILLMENT)
Statutory Warranty Deed

THE GRANTOR Craig S. Davison and Maura J. Davison, husband and wife for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to Timothy W. O'Mahoney and Brandi L. O'Mahoney, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and made a part hereof EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

ABBREVIATED LEGAL: W 1/2, SE 1/4, SEC 25, T3N, R7E

FULL LEGAL ON PAGE 2.

Gary H. Martin, Skamania County Assessor
Date 11/15/00 Parcel # 3-7-25-4-447

Assessor's Property Tax Parcel Account Number(s): 03-07-25-4-0-0407-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 5, 1999, 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.

RECORDED IN BOOK 188, Book 454, in Auditor File No. 126526
Real Estate Sales Tax was paid on this sale or stamped exempt on April 21, 2000 Rec. No. 20144.

Dated this 25th day of October, 2000.

CRAIG S. DAVISON

MAURA J. DAVISON

REAL ESTATE EXCISE TAX

NA

NOV 13 2000

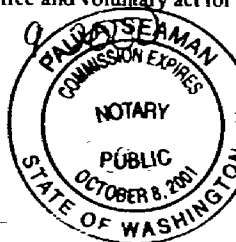
PAID 11/13/00 4-30-99

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF SKAMANIA } ss

I certify that I know or have satisfactory evidence that Craig S. Davison and Maura J. Davison is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 9



Notary Public in and for the State of Washington
Residing at Stevenson
My appointment expires: 10-8-2001

BOOK 204 PAGE 361

Exhibit A

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 4 OF THE NEAD SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS, ON PAGE 122, SKAMANIA COUNTY RECORDS.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF NEAD SHORT PLAT, RECORDED IN BOOK 3, PAGE 122 OF SKAMANIA COUNTY SHORT PLATS; THENCE S $01^{\circ}06'50''$ W ALONG THE WEST LINE OF AFORE SAID LOT 4, A DISTANCE OF 257.35 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S $67^{\circ}27'08''$ E ALONG THE SOUTH LINE OF AFORE SAID LOT 4, A DISTANCE OF 72.51 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S $04^{\circ}29'37''$ W ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 24.60 FEET; THENCE S $89^{\circ}18'35''$ E TO THE EAST LINE OF SAID LOT 4; THENCE N $01^{\circ}06'50''$ E ALONG THE EAST LINE OF AFORE SAID LOT 4, A DISTANCE OF 308.89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N $89^{\circ}18'35''$ W ALONG THE NORTH LINE OF AFORE SAID LOT 4, A DISTANCE OF 330.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.2815 ACRES.