

140789

BOOK 208 PAGE 516

## RETURN ADDRESS:

ARLENE MITCHELL  
PO Box 453  
WASHOUGAL, WA.  
98671

FILED FOR RECORD  
SKAMIA CO. WASH  
By *Arlene Mitchell*  
APR 11 2 37 PM '01  
*Gary H. Olson*  
AUDITOR  
GARY H. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. WARRANTY FULFILLMENT
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

GRANTOR(S) (Last name, first, then first name and initials)

1. MORGAN, FREDERICK D.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

☐ Additional Names on Page \_\_\_\_\_ of Document.

GRANTEE(S) (Last name, first, then first name and initials)

1. MITCHELL, ARLENE M.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

☐ Additional Names on Page \_\_\_\_\_ of Document.LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter, Quarter)  
A PORTION OF SW 1/4 SEC 34, T2N, R5E☒ Complete Legal on Page 2 of Document.

REFERENCE NUMBER(S) Of Document assigned or released:

AF # 112314 BK 125 PG 528 10/22/91☐ Additional Numbers on Page \_\_\_\_\_ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☒ Property Tax parcel ID is not yet assigned. 02 05 34 00 0807 00☐ Additional Parcel Numbers 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.



STEWART TITLE COMPANY

BOOK 208 PAGE 517

FILED FOR RECORD AT REQUEST OF

47562 IR

WHEN RECORDED RETURN TO

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

THIS SPACE PROVIDED FOR RECORDER'S USE

**Statutory Warranty Fulfillment Deed**  
**THE GRANTOR FREDERICK D. MORGAN, a single person**

LPB No. 11

for and in consideration of **FULFILLMENT OF REAL ESTATE CONTRACT**  
in hand paid, conveys and warrants to **ARLENE M. MITCHELL, a single person**

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

**THE EXACT LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT 'A' AND BY REFERENCE THERETO MADE A PART OF THIS DOCUMENT.**

**BETH ANN SANDERS**  
**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
**COMMISSION EXPIRES**  
**JUNE 1, 1994**

Gary H. Martin, Skamania County Assessor

Date 4-11-01 Parcel # 02053400080700  
MD

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **October 17, 1991**, 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 **October 22, 1991**, Rec No. **14602**

Dated **October 17, 1991**

*Frederick D. Morgan*  
**FREDERICK D. MORGAN**

STATE OF WASHINGTON,

County of **CLARK**

I hereby certify that I know or have satisfactory evidence that

**FREDERICK D. MORGAN**

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument

Dated **October 18, 1991**

*Beth Sanders*  
Notary Public in and for the State of Washington,

residing at **VANCOUVER**

My appointment expires **06/01/94**

D-3

STATE OF WASHINGTON,

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

**REAL ESTATE EXCISE TAX**  
*N/A* is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that *1-2091* authorized to execute the instrument and acknowledged it as the *10-27-91* of *Beth Sanders* to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated **SKAMANIA COUNTY TREASURER**

Notary Public in and for the State of Washington,

residing at \_\_\_\_\_

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



EXHIBIT "A"

A portion of the South half of the Southwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a point on the South line of the South half of the Southwest Quarter of Section 34, South  $89^{\circ}30'12''$  East 73.95 feet from an iron pipe and brass cap at the Southwest Corner of Section 34, to the point of beginning; thence continuing South  $89^{\circ}30'12''$  West 188.85 feet;

Thence North  $32^{\circ}00'00''$  East 33.39 feet to the center of the Salmon Falls County Road, and the beginning of a 60 foot easement centerline;

Thence North  $32^{\circ}00'00''$  East 233.44 feet;

Thence along the arc of a 300 foot radius curve to the right for an arc distance 68.94 feet;

Thence North  $45^{\circ}10'00''$  East 16.62 feet;

Thence along the arc of a 500 foot radius curve to the left for an arc distance of 157.08 feet;

Thence North  $27^{\circ}10'00''$  East 33.51 feet;

Thence along the arc of a 500 foot radius curve to the right for an arc distance of 74.18 feet;

Thence North  $35^{\circ}40'00''$  East 92.70 feet, more or less to the centerline of Georgene Lane (Private);

Thence following centerline South  $74^{\circ}15'00''$  West 630 feet, more or less to the West line of Sprinkel tract as described in Book 74, Page 125;

Thence Southerly along the West line 445 feet more or less to the true point of beginning;

ALSO KNOWN AS Lot 1 of Sprinkel W. Jack Short Plat #1 under Auditor's File No. 87719 recorded December 5, 1978 being short plat of survey tract No. 16.

02053400086700