

143461

BOOK 219 PAGE 369

FILED
SKA
BY ARKANSAS CO. III

JAN 17 12 25 PM '02

P. Lasny

J. Michael Garvison

AFTER RECORDING MAIL TO:

Name Ann Jermann
Address PO Box 1009
City/State Stevenson, WA 98648
SEP 24 1991

Statutory Warranty Deed

THE GRANTOR JAMES L. JOSEPH AS SURVIVING
TRUSTEE OF THE LOUIS JOSEPH TRUST

for and in consideration of FULFILLMENT OF CONTRACT
Auditor File No. 112697 in Book 126, Page 744

in hand paid, conveys and warrants to ANN L. JERMANN, TRUSTEE
OF THE ANN L. JERMANN LIVING TRUST DATED OCTOBER
8, 1999.

the following described real estate, situated in the County of

Skamania

State of Washington:

REAL ESTATE EXCISE TAX

S1, T2N, R7E

FULL LEGAL IS ON PAGE 2

N/A

JAN 17 2002

PAID BY *14726* 1-7-92

Ch. Deady
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 02-07-01-1-1-3100-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, December 12, 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 January 7, 1992 Rec. No. 28401

Dated 19

James L. Joseph Trustee
James L. Joseph, Trustee

LPB-11 (11/96)

EXHIBIT 'A'

A tract of land in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 8 of the Town of Stevenson according to the Official Plat thereof of File and of Record in the Office of Skamania County Auditor; thence South $55^{\circ}30'$ West along the Southerly line of Lot 8 and the Northerly Right-of-Way line of Second Avenue 118.00 feet to the True Point of Beginning of described tract; thence North $34^{\circ}30'$ West 46.00 feet; thence North $55^{\circ}30'$ East 38.00 feet; thence North $34^{\circ}30'$ West 17.00 feet; thence South $55^{\circ}30'$ West 4.00 feet; thence North $34^{\circ}30'$ West 22.50 feet; thence South $55^{\circ}30'$ West 4.50 feet; thence North $34^{\circ}30'$ West 34.20 feet; thence South $55^{\circ}30'$ West 11.50 feet; thence North $34^{\circ}30'$ West 104.50 feet; thence South $55^{\circ}30'$ West 80.85 feet; thence North $89^{\circ}15'$ West 43.81 feet; thence South $72^{\circ}22'48''$ West 64.25 feet to the West line of the Shepard Donation Land Claim; thence South $0^{\circ}32'45''$ East along the West line of said D.L.C. 323.57 feet to the Northerly Right-of-Way line of Second Avenue; thence North $55^{\circ}30'$ East along said Right-of-Way line 340.27 feet to the True Point of Beginning;

EXCEPT that portion thereof conveyed to Riverview Saving Association, a Washington Corporation, by instrument dated December 29, 1978 and recorded December 29, 1978, under Auditors File No. 87852, in Book 75 of Deeds at Page 902, records of Skamania County, Washington.

ALSO EXCEPT that portion described in contract recorded October 24, 1980 in Book 78, Page 889, Skamania County Deed Records.

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

On this day personally appeared before me James L. Joseph, Notary
 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 16 day of January, 2002

Notary Public
State of Washington
JAMES R COPELAND, JR
MY COMMISSION EXPIRES
September 13, 2003

James R. Copeland, Jr.
 Notary Public in and for the State of Washington,
 residing at Stevenson

My appointment expires 9-13-03

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 _____

000615