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BOOK 220 PAGE 204

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY David & Judy Teitzel

FEB 6 3 09 PM '02

*P. Lasny*  
AUDITOR

J. MICHAEL GARVISON

**AFTER RECORDING MAIL TO:**

Name Donald Hardman  
Address P.O. Box 153  
City/State Carson, WA 98610

**Statutory Warranty Deed**

THE GRANTOR  
David L. Teitzel & Judy K. Teitzel

for and in consideration of completion of Real Estate  
Contract Vol 110 Pg 512 AF105603

in hand paid, conveys and warrants to  
Donald C. Hardman



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

Lot 3 of Teitzel Short Plat BK 2 pg 222 DLF SKT

(Full description on page 2)  
03-08-26-0-0-1200-00

Gary H. Martin, Skamania County Assessor  
Date 2-6-02 Parcel # 03-08-26-0-0-1200-00

REAL ESTATE EXCISE TAX

N/A

FEB - 6 2002

PAID see check 12187 dtd 8/15/88

By deputy

SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s):

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 11, 1988, 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 8/15/88, Rec. No. 12187

Dated 2-6-2002

David L. Teitzel  
Judy K. Teitzel

Payee's  
Order No. 17  
Date  
Amount  
Pay to

Lot 3 of TEITZEL SHORT PLAT filed in Book 2 of Short Plats, Page 222, under Auditor's File No. 92811, records of Skamania County, Washington, being a portion of Government Lot 3 of Section 26, Township 3 North, Range 8 East of the Willamette Meridian.

TOGETHER with an easement 10' in width under, over, and across Lot 4 of said Short Plat, said easement to be used for the placement and maintenance of utilities and to be located partially within the certain private road designated as the "Kathy Private Road" as delineated on the face of the Short Plat and continuing to run in a southwesterly direction parallel to the westerly line of Lot 2 over and across the southern portion of said Lot 4 to the intersection of county road known and designated as "Erickson Road" on the Teitzel Short Plat.

AND SUBJECT to the following exceptions:

- (1) Easement as established by instrument dated January 28, 1980, in Book 77 of Deeds, page 827, under Auditor's File No. 90241, records of Skamania County Deed Records.
- (2) Easement of "Kathy Private Road" as delineated on the face of the Short Plat.
- (3) Utility easement of the Home Valley Water District.
- (4) Statement on the face of the Short Plat as follows: "WARNING: Purchasers of a lot, or lots, in this Short Plat are advised to consult the Skamania County Development Assistance Handbook with regard to private roads because the lot, or lots, must comply with Skamania County's Private Road Standards."

STATE OF WASHINGTON, }  
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me David L. Teitzel & Judy K. Teitzel

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of February, 2002



Peggy B. Lowry  
Notary Public in and for the State of Washington,  
residing at Carson  
My appointment expires 2/23/03

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Corporate

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 \_\_\_\_\_