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BOOK 225 PAGE 203

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY SKAMANIA CO. CLERK

AFTER RECORDING MAIL TO:

Name Denise Baxter and Art Hernandez
Address 233 Frank John Aoul
City/State Stevenson, WA 98648
SR 24831

JUN 11 11 09 AM '02

J. MICHAEL GARVISON
AUDITOR
J. MICHAEL GARVISON

Statutory Warranty Deed

THE GRANTOR TERRY C. WARD AND WENDY L. WARD,
HUSBAND AND WIFE



First American Title
Insurance Company

for and in consideration of FULFILLMENT OF CONTRACT
Auditor File No. 139867, Bk 205, Pg 78

in hand paid, conveys and warrants to DENISE BAXTER AND
ART HERNANDEZ

(this space for title company use only)

the following described real estate, situated in the County of SKAMANIA

, State of Washington:

Abbreviated Legal is SW 1/4 SW 1/4 SEC 36 T3N R7 1/2 E

REAL ESTATE EXCISE TAX

FULL LEGAL IS ON PAGE 2

JUN 11 2002

PAID SPRINGER 21238 DTD
Vicki Cleland
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 03-75-36-3-3-1400-00

Gary H. Martin, Skamania County Assessor

Date 6-11-02
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 11, 2000
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 December 11, 2000, Rec. No. 21238

Dated June 4, 2002

Terry C. Ward
Terry C. Ward

Wendy L. Ward

Wendy L. Ward

LPB-11 (11/96)

EXHIBIT "A"

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 36, Township 3 North Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at a point describing the intersection between the division line of the Henry Shepard D.L.C. and the center line of Strawberry Road, said point being on the Southerly line of Stevenson Park Addition according to the official plat thereof and being 1665.9 feet East of the West line of the said Shepard D.L.C.; thence Southerly along the center of the said Strawberry Road a distance of 171 feet to the initial point of the tract hereby described; thence South 64° 06' West a distance of 150 feet; thence South 27° 02' East a distance of 165 feet; thence North 52° 56' East a distance of 150 feet to the center of the said Strawberry Road; thence Northerly along the center of the said road 136 feet to the initial point.

EXCEPT that portion lying within the road.

STATE OF WASHINGTON, }
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Terry C. Ward and Wendy L. Ward 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 4 day of June, 2002

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

[Signature]
Notary Public in and for the State of Washington,
residing at Stevens

My appointment expires 9-13-03

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 _____