

147270

BOOK 235 PAGE 624

FILED
SEAL
BY SKAGANIA CO, TITLE

JAN 15 1 29 PM '03

Olson
J. MICH. HARRISON

AFTER RECORDING MAIL TO:

Name Sean Aiken

Address Po Box 62

City/State Bingen, WA 98605

SCR 25386

Statutory Warranty Deed

THE GRANTOR JAMES M. CASE, A SINGLE PERSON



First American Title
Insurance Company

for and in consideration of FULFILLMENT OF CONTRACT
Auditor File No. 132288, Book 179, Page 650

in hand paid, conveys and warrants to SEAN AIKEN, A SINGLE
PERSON, & KOR HARRISON, A SINGLE PERSON, TENANTS
IN COMMON

(this space for title company use only)

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

SE 1/4 S21, T3N, R10E

FULL LEGAL IS ON PAGE 2

Gary H. Martin, Skamania County Assessor
Date 9/15/03 Parcel # 03-10-21-4-000

Assessor's Property Tax Parcel/Account Number(s): 03-10-21-4-0-0400-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, July 22, 1998, 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 July 24, 1998, Rec. No. 19663

Dated January 15, 2003

REAL ESTATE EXCISE TAX

NA

JAN 15 2003

PAID TO SKAGANIA CO 19663 7-21-98

James M. Case
James M. Case

City Treasurer

SKAGANIA COUNTY TREASURER

EXHIBIT 'A'

A portion of the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 2,640 feet North and 1,156 feet East of the Quarter Section corner common to Section 21 and 28, Township 3 North, Range 10 East of the Willamette Meridian; thence East 1484 feet to the Quarter Section corner common to Sections 21 and 22, Township 3 North, Range 10 East of the Willamette Meridian; thence South along the East line of said Section 21, a distance of 1,278 feet, more or less to the intersection with the Northerly right of way boundary of U.S. 830 (Washington State Highway No. 8); thence along the Northerly right of way boundary of said highway in a Southwesterly direction to a point South 00 degrees 21' East of the point of beginning; thence North 00 degrees 21' West to the point of beginning.

EXCEPT THEREFROM THE FOLLOWING:

1. The North Half of the Northeast Quarter of the Southeast Quarter of said Section 21.
2. A tract of land conveyed to the United States of America by instrument recorded in Book 35, Page 161.
3. A tract of land conveyed to Jerry J. Uhlik, et ux, by instrument recorded May 31, 1966 in Book 56, Page 34.
4. A tract of land conveyed to James Desirey, et ux, by instrument recorded February 2, 1968 in Book 58, Page 361.
5. A tract of land conveyed to Lee Yager, et ux, by instrument recorded January 9, 1967 in Book 57, Page 30.
6. That portion conveyed to Ada Shannon by instrument recorded November 16, 1971 in Book 63, Page 506.

STATE OF WASHINGTON, }
County of Shamania } ss

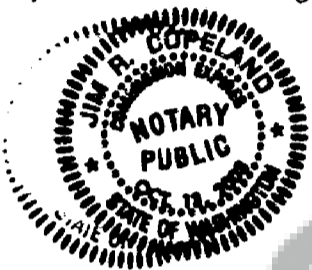
ACKNOWLEDGMENT - Individual

On this day personally appeared before me James M. Cline to me known

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 8 day of JAN 2003.



Jim R. Copeland
Notary Public in and for the State of Washington,
residing at Washougal
My appointment expires 10-13-2003

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-45A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____.