

147496

BOOK 236 PAGE 680

FILED IN CLERK'S OFFICE
SKAMANIA COUNTY WASH
BY CLARK COUNTY TITLE

FEB 4 12 01 PM '03

Osborn

J. MICHAEL OSBORN

RETURN ADDRESS:

MERLE R. ARD
36105 WASHOUGAL RIVER RD.
WASHOUGAL WA 98671

Please print or type information

Document Title(s) (or transactions contained therein):

- 1. STATUTORY WARRANTY FULFILLMENT DEED

REAL ESTATE EXCISE TAX

N/A

FEB - 4 2003

Reference Number(s) of Documents:

113131, BOOK 127, PAGE 788
EXCISE RECEIPT NO. 014835

PAID RECEIPT # 14835

Veronica D. ...

SKAMANIA COUNTY TREASURER

Grantor(s) (Last name first, then first name and initials)

- 1. BREAKER, ROBERT W.
- 2. BREAKER, GEORGIA M.
- 3. Additional names on page of document.

Grantee(s) (Last name first, then first name and initials)

- 1. ARD, MERLE R.
- 2. Additional names on page of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
See Exhibit A attached hereto and made a part hereof.

Abbreviated Legal: #1000 Section 6, Township 1, Range 5 NE1/4

Additional legal on page 3 of document.

Assessor's Property Tax Parcel/Account Number

01-05-06-1-0-1000-00

Additional 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 provided herein.

This Space Reserved For Recorder's Use:

Filed for Record at Request of
Clark County Title Company

AFTER RECORDING MAIL TO:

Name MERLE R. ARD

Address 36105 WASHOUGAL RIVER RD.

City, State, Zip WASHOUGAL, WA 98671

Escrow number: 27902JS

(FULFILLMENT)
Statutory Warranty Deed

THE GRANTOR ROBERT W. BREAKER AND GEORGIA M. BREAKER, HUSBAND AND WIFE

for and in consideration of IN FULFILLMENT OF REAL ESTATE CONTRACT
in hand paid, conveys and warrants to MERLE R. ARD, A MARRIED PERSON

the following described real estate, situated in the County of SKAMANIA, State of Washington:
FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED AND BY THIS REFERENCE MADE A
PART HERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, EASEMENTS AND
AGREEMENTS OF RECORD.

TAX PARCEL NO. 01-05-06-1-0-1000-00

02/04/92 1-5-6-1-1000
off

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated
March 19, 1992, 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 Excise Tax was paid on this sale or stamped exempt on 032092, Rec. No. 14835

Dated this 19 day of March, 1992

By Robert W. Breaker By Georgia M. Breaker
ROBERT W. BREAKER GEORGIA M. BREAKER

By _____ By _____

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that ROBERT W. BREAKER AND GEORGIA M. BREAKER
are the persons who appeared before me, and said persons acknowledged that
they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: March 19 1992



Paul Nordmark
Notary Public in and for the State of WASHINGTON
Residing at Seaside
My appointment expires 10-10-94

File No. 27902

Exhibit "A"

BEGINNING at the Northeast corner of Section 6, Township 1 North, Range 5 E. W. M.; Thence South $89^{\circ} 31'$ West 857.5 feet to a point in the center of Secondary State Highway No. 8-B; thence South $08^{\circ} 34'$ West 122.77 feet to a point marking the intersection of the center of said highway with the low water mark of the Washougal River, said point being the initial point of the tract hereby described; thence North $79^{\circ} 04'$ East 120 feet; thence South $54^{\circ} 52'$ East 165.7 feet along the line of low water of the Washougal River; thence South $31^{\circ} 30'$ West 176.3 feet, more or less, to intersection with the center line of said highway; thence Northwesterly following the center of said highway to the initial point.

EXCEPT that portion lying within the right of way of State Highway 8-B and

EXCEPT that portion taken by decree of Appropriation entered in Skamania County SC# 6892.