

147706

BOOK 237 PAGE 645

SPECIAL WARRANTY DEED

THE MORTGAGE EXCHANGE, INC.

JAMES & DEBRA WATERS

Grantor

Grantee

After recording return to:

THE MORTGAGE EXCHANGE, INC.

9725 SW Beaverton-Hillsdale Hwy. #110

Beaverton, OR 97005

Until a change is requested, send all tax statements to the following address:

James & Debra Waters

NO CHANGE

REAL ESTATE EXCISE TAX

N/A

FEB 20 2003

PAID to State \$11,445 dtd 3/4/07

By deputy

SKAMANIA COUNTY TREASURER

FILED
SKAMANIA CO. DEED

FEB 24 9 28 AM '03

J. MICH

Registered
Federal ID
Record
Index

The space above this line reserved for recording

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THE MORTGAGE EXCHANGE, INC., an Oregon corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES WATERS and DEBRA WATERS, Husband and Wife, hereinafter called Grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of SKAMANIA, State of Washington, described as follows, to-wit:

A tract of land in the Southwest quarter of the Southeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning at a point 66 rods North of the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 20; thence West 24 rods; thence North 20 rods; thence east 24 rods, thence South 20 rods to the point of beginning.

Tax Account #: 03-08-20-3-4-0700-00

WIND RIVER MOTEL

1261 Wind River Road, Carson, WA 98610

This deed is given in fulfillment of that certain contract dated July 16, 2001, between DWIGHT SNOWDEN and CATHERINE SNOWDEN, H&W assigned to THE MORTGAGE EXCHANGE, INC., as seller and JAMES WATERS and DEBRA WATERS, as purchaser, recorded July 16, 2001 in Book 212, Page 363, Auditor's File #141691, Records of Skamania County Deed Records.

To have and to Hold the same unto the grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 270,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ~~←~~, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of January, 2003; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

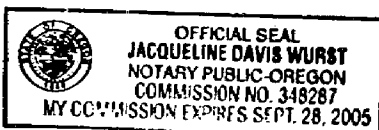
THE MORTGAGE EXCHANGE, INC.

By: Joan M. Crew
Joan M. Crew, Vice President

Gary H. Martin, Skamania County Auditor

Date 2-20-03 Parcel # 03-08-20-3-4-0700-00STATE OF OREGON, County of Washington, Jss. gn

This instrument was acknowledged before me on January 30, 2003
 by Joan M. Crew
 as Vice President
 of The Mortgage Exchange, Inc.



Jacqueline Davis Wurst
 Notary Public for Oregon
 My commission expires 9/28/2005