

148274

BOOK 240 PAGE 244

FILED IN THE  
SKAMANIA COUNTY, WASH  
BY SHARAZIA CO, TITLE

APR 9 1 44 PM '03

J. MICHIE

## AFTER RECORDING MAIL TO:

Name Tobias Kock &amp; Michelle Iannitto

Address 51 Bunker Keys Rd.  
Cook, WA 98605  
City, State, Zip 98605SCTC 25467  
Escrow No. 30523

## Special Warranty Deed

THE GRANTOR Wells Fargo Bank Minnesota, N.A. who acquired title as Wells Fargo Bank Minnesota, N.A. for and in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

TOBIAS J. KOCK, A SINGLE PERSON AND MICHELLE D. IANNITTO, A SINGLE PERSON

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

A tract of land in the North Half of the Southwest Quarter of Section 26, Township 4 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Short Plat, recorded in Book 3 of Short Plats, Page 275, Skamania County Records.

SUBJECT TO:  
Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT "B" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Gary H. Martin, Skamania County Assessor

Date 4/9/03 Parcel # 04-09-26-00-0306-00

gn

REAL ESTATE EXCISE TAX

22914

APR - 9 2003

PAID 1,235.20

Vicki Chelland  
SKAMANIA COUNTY TREASURER

N 1/2 SW 1/4 SEC 26 T4N R9E

Assessor's Property Tax Parcel Account Number(s): 04-09-26-00-0306-00

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated April 9, 2003

Wells Fargo Bank Minnesota, N.A.

By:

Ami Curtis  
Assistant  
Vice President

BOOK 240 PAGE 245

EXHIBIT "A"

Declaration of Covenants, including the terms and provisions thereof, recorded September 27, 1995 in Book 152, Page 576.

Easement as shown on the recorded Short Plat.

EXHIBIT "B"

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

John F. Kruk

Michelle Jannette



STATE OF Maryland  
COUNTY OF Fredrick } ss

I certify that I know or have satisfactory evidence that Ami L. Curtis is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument, on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the Asst. Vice President of Wells Fargo Bank Minnesota N.A. who acquired title as Wells Fargo Minnesota, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/7/03

Robert Tobler

Notary Public in and for the State of

Residing at

My appointment expires:

