

Doc # 2004151991  
Page 1 of 3  
Date: 02/12/2004 01:29P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$21.00

**AFTER RECORDING MAIL TO:**

Name BRUCE C. & KRISTI L. DICKMAN  
Address 342 FOSTER Road  
City/State CARSON, WA 98610  
SCR 26527

**Statutory Warranty Deed**

THE GRANTOR

**VIRGIL H. HUDGINS**

for and in consideration of Fulfillment of Contract  
dated 5/14/03 recorded 5/14/03 as Auditor's  
File No. 148759  
in hand paid, conveys and warrants to

**BRUCE C. DICKMAN AND KRISTI L. DICKMAN,  
HUSBAND AND WIFE**

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

**Legal description per attached Exhibit "A"**

ABBREVIATED LEGAL: NE 1/4 SEC 35 T4N R7E

Assessor's Property Tax Parcel/Account Number(s): 04-07-35-0-0-0800-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, May 14, 2003, 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 May 14, 2003, Rec. No. 23002

Dated February, 2004

Gary H. Martin, Skamania County Assessor

Date 2-12-04 Parcel # 4-7-35-800

Virgil H. Hudgins  
VIRGIL H. HUDGINS

GM

EXHIBIT 'A'

A tract of land in the East Half of the Northeast Quarter of Section 35, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at an 8" diameter Douglas Fir Tree, set as a witness to the corner of Section 25, 26, 35 and 36, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, Washington by Mart C. Perkins, licensed land surveyor in 1957, said tree being 262.0 feet South of said corner; thence Southerly along the Section line common to said Section 35 and 36 a distance of 988.0 feet to a  $\frac{3}{8}$ " x  $\frac{1}{4}$ " metal rod extending 12" above the ground which is the true point of beginning of this description; thence West 1,320.0 feet, more or less, to a 1  $\frac{1}{4}$ " steel axle extending 6" above the ground; thence South a distance of 960.0 feet to a 1  $\frac{1}{4}$ " steel rod extending 6" above ground; thence East a distance of 1,320.0 feet, more or less, to a point on aforesaid Section line which is marked with a  $\frac{3}{8}$ " x  $\frac{1}{4}$ " rod extending 12" above the ground; thence Northerly along said Section line a distance of 960.0 feet to the true point of beginning.

STATE OF WASHINGTON, }  
County of SKAMANIA } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me VIRGIL H. HUDGINS

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 6 day of February, 2004.



[Signature]  
Notary Public in and for the State of Washington,  
residing at Sevenson  
My appointment expires 9-13-07

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.

[Signature]  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

WA-46A (11/96)

This jurat is page 3 of 3 and is attached to Statutory Warranty Deed dated \_\_\_\_\_.