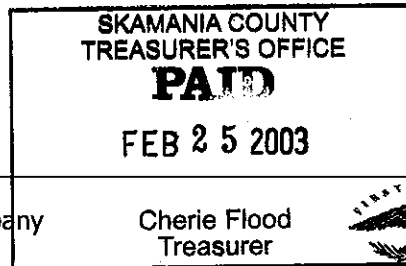


Doc # 2004152089
Page 1 of 2
Date: 02/25/2004 01:20P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$20.00

AFTER RECORDING MAIL TO:

TK Karlsen
9704 NE 117th Avenue
Vancouver, WA 98662



SCR 26342
Filed for Record at Request of:

First American Title Insurance Company

Cherie Flood
Treasurer



First American Title
Insurance Company

BARGAIN AND SALE DEED

File No: 4282-281146 (TJ)

REAL ESTATE EXCISE TAX Date: February 13, 2004

Grantor(s): Riverview Community Bank

Grantee(s): TK Karlsen

Abbreviated Legal: Sec 34, T2N R5E

Additional Legal on page:

Assessor's Tax Parcel No(s): 02-05-34-0-0-0913-00

PAID

23664
FEB 25 2004
1,222.47
19 deputy

SKAMANIA COUNTY TREASURER

SCR 26342
THE GRANTOR(S), Riverview Community Bank, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to TK Karlsen, the following described real estate, situated in the County of Skamania, State of Washington. *Company, L.L.C.*

A TRACT OF LAND IN SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 1 OF THE JERRY SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 418, SKAMANIA COUNTY RECORDS. Gary H. Martin, Skamania County Assessor

Date *2-25-04* Parcel # *25-34-0-0-0913-00*

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantor, for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim, by, through or under said Grantor and not otherwise, he/she/they will forever warrant and defend the said described property.

APN:

Bargain and Sale Deed
- continued

File No.: 4282-281146 (TJ)
Date: 02/13/2004

Riverview
Community Bank

Karen M. Nelson
Sr Vice President

STATE OF Washington)
COUNTY OF CLARK)-ss

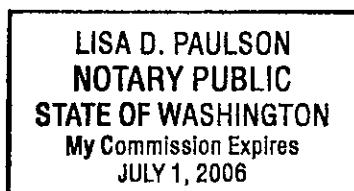
Karen M. Nelson

I certify that I know or have satisfactory evidence that, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the of **Riverview Community Bank** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: *February 13, 2004*

Sr. Vice President

Lisa D. Paulson



Notary Public in and for the State of Washington
Residing at: *Washougal, WA*
My appointment expires: *July 1, 2006*

Unofficial Copy

DOC # 2004152009
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