

Doc # 2004152948  
Page 1 of 2  
Date: 05/13/2004 12:58P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON *jm*  
AUDITOR  
Fee: \$20.00

AFTER RECORDING RETURN TO:

RICKY L. WALKER and KARAN R. WALKER  
1980 TUCKER ROAD  
HOOD RIVER, OR 97031

**REAL ESTATE EXCISE TAX**

Filed for at the request of:  
AMERITITLE

Escrow No. WS26732

23877  
MAY 13 2004

PAID  $2252.80 + 440.00 = 2692.80$

*Judith L. Baker, Deputy*  
SKAMANIA COUNTY TREASURER

SR 26732 STATUTORY WARRANTY DEED

Grantor(s): CARL A. JOHANSON  
Grantee(s): RICKY L. WALKER and KARAN R. WALKER, husband and wife  
Abbreviated Legal: SW 1/4 SEC 11 T3N R9E  
Additional Legal on Page:  
Assessor's Tax Parcel Number(s): 03-09-11-3-0-2300-00

THE GRANTOR CARL A. JOHANSON, a widower for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RICKY L. WALKER and KARAN R. WALKER, husband and wife the following described real estate, situated in the County of SKAMANIA, State of Washington:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 9 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 11; thence North 02 06' 46" East along the West line of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 11, a distance of 442.84 feet more or less to the South line of Lot 2 of the Short Plat recorded in Book 2 of Short Plats, Page 43; thence South 89 02' 31" East along said South line 215.24 feet to the True Point of beginning; thence South 89 02' 31" East along said South line 221.00 feet more or less to the Northwest Corner of a tract of land Conveyed to William A. Benedict et ux by instrument recorded in Book 78, Page 166; thence South 02 22' 35" East along said West line 208 feet to the North line of McClain Road (being 30 feet wide) thence North 89 02' 38" West along said North line a distance of 186 feet; thence continuing North 89 02' 38" West along the extension of said North line of McClain Road a distance of 31 feet; thence North 01 16' 28" East a distance 207.96 feet to the True Point of Beginning.

Together with ingress, egress and utilities as disclosed by easement recorded August 24, 1999 in Book 192, Page 514.

This conveyance is subject to all those items of record, if any, as of the date of this deed and those shown below, if any:

Gary H. Martin, Skamania County Assessor  
Date 5/13/04 Parcel # 3-9-11-3-2300  
6.5.

Dated this 12<sup>th</sup> day of May, 2004.

*Carl A. Johanson*  
CARL A. JOHANSON

State of Washington

County of Klickitat

On this day personally appeared before me CARL A. JOHANSON to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that <sup>he</sup> they signed the same as <sup>his</sup> their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 12 day of May, 2004.



Wendy Holtmann  
Notary Public in and for the State of  
Washington residing at WHITE SALMON WA

My appointment expires 11/19/06

Unofficial Copy