

When Recorded Return to:
Joseph E. Peloquin
92 Steves Road
Washougal WA 98671

REAL ESTATE EXCISE TAX

23883

MAY 17 2004

PAID $2,112.00 + 412.59 = 2,524.59$

Audrey Fehmi, Deputy
SKAMANIA COUNTY TREASURER

ORDER NO: K138494 MC

**CHICAGO TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED**

94987

THE GRANTOR Dennis D. Benson and Debbie A. Benson, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

Joseph E. Peloquin and Wendy L. Peloquin, husband and wife

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

page 2

Tax Account No. : 02-05-28-1-0-0209-00

Abbreviated Legal: Lot(s) 2, of SP2-72

Dated: May 13, 2004

<i>Dennis D. Benson</i> Dennis D. Benson	<i>Debbie A. Benson</i> Debbie A. Benson
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STATE OF WASHINGTON
COUNTY OF Clark

I certify that I know or have satisfactory evidence that Dennis D. Benson and Debbie A. Benson the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

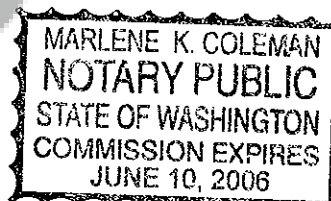
Dated: 5/13/2004

Marlene K. Coleman

Notary Public in and for the State of Washington

Residing at Carroll

My appointment expires: 6/10/06



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K138494 MC

A tract of land in the Northeast quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the East half of the Northeast quarter of the Northeast quarter of said Section 28; thence South 2°08'10" West, a distance of 217.47 feet; thence South 89°15'21" West, a distance of 588.10 feet; thence North 10°43'42" East, a distance of 232.03 feet; thence North 89°47'10" East to the Point of Beginning.

ALSO KNOWN as Lot 2 of HAROLD B. CONNET SHORT PLAT, recorded September 28, 1978, in Book 2 of Short Plats, page 72, under Auditor's File No. 87309, records of Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 5/17/04 Parcel # 2-5-28-1-209
6.5.

SUBJECT TO:

ExhibitB

1. Real property taxes for subsequent years, which may become a lien.
2. Road maintenance agreement, and the terms and conditions thereof;
Between the adjoining property owners,
Dated: July 13, 1986
Recorded: July 18, 1986
Recording No. 101480, Book 101, page 885

Easement, and the terms and conditions thereof,
For: Utilities
Affecting: West 5 feet of the East 55 feet,
Disclosed by: Instrument recorded under Recording No. Book 2, Page 72.

Easement, and the terms and conditions thereof,
For: Ingress and egress,
Affecting: East 50 feet,
Disclosed by: instrument recorded under recording no. Book 2, page 72.