

Doc # 2004153016
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Date: 05/19/2004 01:13P
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 George & Janet Nail
Address PO Box 503
City/State Stevenson, WA 98648
Scr 26842

Statutory Warranty Deed

THE GRANTOR DOROTHY A. CAPPS, AS HER
SEPARATE ESTATE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

in hand paid, conveys and warrants to GEORGE D. NAIL & JANET
L. NAIL, HUSBAND AND WIFE

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

S36, T3N, R7E

FULL LEGAL IS ON PAGE 2

"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"

Assessor's Property Tax Parcel/Account Number(s): 03-07-36-1-4-0200-00

Dated May 19, 2004

Dorothy A. Capps
Dorothy A. Capps

Gary H. Martin, Skamania County Assessor

Date 5-19-04 Parcel # 3-7-36-1-4-200
GHM

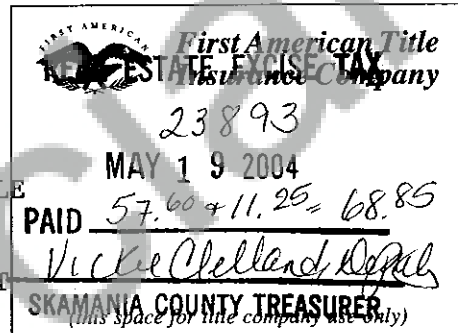


EXHIBIT 'A'

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

A tract of land in Lot 14 of the STEVENSON PARK ADDITION, according to the official Plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows:

Commencing at a monument marking the intersection of the North line of the Henry Shepard D.L.C. with the East line of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, thence South $00^{\circ}01'45''$ East along the East line of the said Section 36 a distance of 159.74 feet to the South right of way line of the county road known and designated as Lucas Street; thence South $89^{\circ}58'15''$ West 86 feet to the point of beginning; said point being the Northwest corner of a tract of land conveyed to Sheperd of the Hills Evangelical Lutheran Church by instrument recorded June 12, 1961 in Book 49 of Deeds at Page 67; thence South $00^{\circ}01'45''$ East along the West line of said Church tract 151.87 feet; to the North line of a tract of land conveyed to Frank E. Meyers and Eleanor R. Meyers, husband and wife, by instrument recorded May 18, 1956 in Book 41 of Deeds at Page 490, Auditor File No. 50570; thence South 80° West 166.96 feet along said North line to the West line of said Lot 14; thence North $00^{\circ}01'45''$ West along said West line 180.86 feet to the South right of way line of said Lucas Street; thence North $89^{\circ}50'15''$ East along the South right of way line of said Lucas Street 164.42 feet to the point of beginning.

3-7-36-14-200

5-19-04

SHM

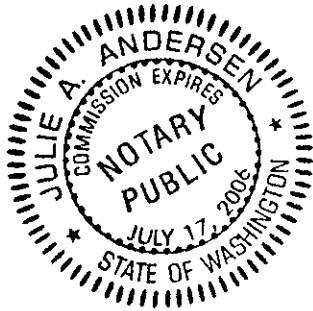
STATE OF WASHINGTON, }
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Dorothy A. Capps to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that She
signed the same as Her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of May, 2004



Julie A. Andersen
Notary Public in and for the State of Washington,
residing at Carson

My appointment expires 7-17-2006

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.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____.

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