

Doc # 2004153565
Page 1 of 3
Date: 07/01/2004 04:08P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

When Recorded Return to:
Lee L. Mattson
1542 Salmon Falls Road
Washougal, WA 98671

Fidelity National Title Company of Washington, Inc.
STATUTORY WARRANTY DEED

ORDER NO: V39941 LC

THE GRANTOR MICHAEL ALAN WARD and KIMBERLIE O'NEILL WARD, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

LEE L. MATTSON and JEAN N. MATTSON, husband and wife

Abbreviated Legal Description: SW ¼ Sec 34 T2N R5E

Assessor's Tax Parcel No.(s): 02 05 34 0 0 0806 00

REAL ESTATE EXCISE TAX

24019
JUL 01 2004

PAID $214.40 + 432.50 = 214.60$
Kimberly L. Deputy
SKAMANIA COUNTY TREASURER

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

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

Dated: June 23, 2004

<i>Michael Alan Ward</i> Michael Alan Ward	<i>Kimberlie O'Neill Ward</i> Kimberlie O'Neill Ward
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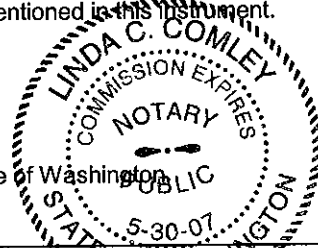
STATE OF WASHINGTON COUNTY OF CLARK		Gary H. Martin, Skamania County Assessor Date <u>7-1-04</u> Parcel # <u>2-5-34-806</u> <i>GHM</i>
I certify that I know or have satisfactory evidence that Michael Alan Ward and Kimberlie O'Neill Ward the person(s) who appeared before me, and said person(s) acknowledged 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: <i>June 23, 2004</i>	<i>Linda C. Comley</i>	
Notary Public in and for the State of Washington		
Residing at BATTLE GROUND, WA. My appointment expires: 5/30/07		
Linda C. Comley		

EXHIBIT 'A'

A tract of land in the Southwest Quarter of the Southwest Quarter of 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 Shepard-Taylor Short Plat recorded in Book 3 of Short Plats, Page 152, Skamania County Records.

Together with a mobile home VIN: ORFL148A28458-LX13 2001 FLEETWOOD 52'/27'

Gary H. Martin, Skamania County Assessor

Date 7-1-04 Parcel # 2-5-34-806

(Signature)

SUBJECT TO

Rights of the Public in and to that portion lying within road.

Easement for Logging Road, including the terms and provisions thereof, recorded January 17, 1978 in Book 74, Page 130, Auditor File No. 85614, Skamania County Deed Records.

Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, recorded April 12, 1978 in Book 74, Page 570, Auditor File No. 86117, Skamania County Deed Records.

Easement for Pipeline, including the terms and provisions thereof, recorded January 4, 1985 in Book 40, Page 492, Skamania County Deed Records.

Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded October 2, 1970 in Book 62, Page 194, Auditor File No. 72667, Skamania County Deed Records.

Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, recorded January 17, 1978 in Book 74, Page 125, Auditor File No. 85610, Skamania County Deed Records.

Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, recorded May 4, 1979 in Book 76, Page 471, Auditor File No. 88476, Skamania County Deed Records.

Corrected by instrument recorded May 11, 1979 in Book 76, Page 519, Auditor File No. 88525, Skamania County Deed Records.

Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, recorded January 17, 1978 in Book 74, Page 129, Auditor File No. 85613, Skamania County Deed Records.

Also recorded in Book 74, Page 127, Auditor File No. 85612, Skamania County Deed Records.

Road Maintenance Agreement, including the terms and provisions thereof, recorded in Book 6, Page 13, Auditor File No. 86967, Skamania County Deed Records.

Also recorded in Auditor File No. 88479, Skamania County Deed Records.

Easement as shown on the recorded Short Plat.

K.W.

M.W.