

Doc # 2004154084
Page 1 of 3
Date: 8/16/2004 01:00P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00 *reg*

AFTER RECORDING MAIL TO:

Daryn James Coffman and Jessica Jo Coffman
2048 SE 11th Avenue
Camas, WA 98627

SCR 27067
Filed for Record at Request of:
First American Title Insurance Company



**First American Title
Insurance Company**

PARTIAL
(Fulfillment)

STATUTORY WARRANTY DEED

File No: **4282-425871 (SMT)**

Date: **August 11, 2004**

Grantor(s): **Dubalson and Associates, LLC**

Grantee(s): **Daryn James Coffman and Jessica Jo Coffman**

Abbreviated Legal: **SE 1/4 SEC 18 T2N R5E**

Additional Legal on page: **3**

Assessor's Tax Parcel No(s): **02.05.18.0.0.080.0.00**

REAL ESTATE EXCISE TAX

N/A

AUG 16 2004

PAID *23764* *11/16/04*
by deputy

8-16-04 GJM

SKAMANIA COUNTY TREASURER

THE GRANTOR(S) Dubalson and Associates, LLC, for and in consideration of *GIVEN IN FULFILLMENT OF THAT REAL ESTATE CONTRACT DATED APRIL 2, 2004 AND RECORDED APRIL 6, 2004 IN AUDITOR FILE NO. 2004152489 and RE-RECORDED IN AUDITOR FILE NO. 2004152731* Dollars, conveys, and warrants to Daryn James Coffman and Jessica Jo Coffman, Husband and Wife, the following described real estate, situated in the County of Skamania, State of Washington.

PARTIAL

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **APRIL 2, 2004**, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on **APRIL 6, 2004**, Rec. No. **23764**.

Larry Baldwin

Larry Baldwin, Authorized Signor for Dubalson and Associates LLC

STATE OF Washington)
)-ss.
COUNTY OF Skamania)

I certify that I know or have satisfactory evidence that **Larry Baldwin, authorized signor for Dubalson and Associates LLC**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8.12.04

L.A. Metscher

Notary Public in and for the State of Washington

Residing at: Vancouver

My appointment expires: 11.29.05

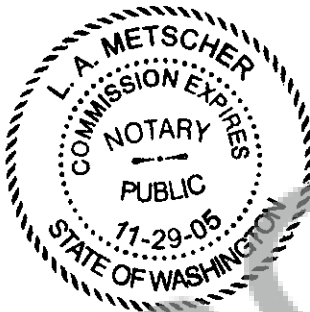


EXHIBIT 'A'

A tract of land in the Southeast Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the VanDaam Short Plat, recorded in Auditor File No. 2004153142, Skamania County Records.

Together with an easement for ingress, egress and utilities recorded in Auditor File No. 2004152831.

Gary H. Martin, Skamania County Assessor

Date _____ Parcel # 2-5-18-809 (now) off 800