

Doc # 2004155198
Page 1 of 3
Date: 11/15/2004 03:17P
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 KATHLEEN & RAYMOND FERNS
Address PO Box 432
City/State Stevenson WA 98648
SC # 27221

Statutory Warranty Deed

THE GRANTOR ROBERT L. MAGERS AND SHEILA
TURCOTTE, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER
VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to KATHLEEN M. FERNS
AND RAYMOND FERNS, WIFE AND HUSBAND

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

SEE FULL LEGAL ON PAGE 2

ABBREVIATED LEGAL: LOTS 1, 2, 3, 4 & 5 BLOCK 1 ROSELAWN EXTENSION

"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): 03-07-36-3-4-2100-00

C.S. 11/15/04

Dated November 15, 2004

Robert L. Magers

Sheila Turcotte

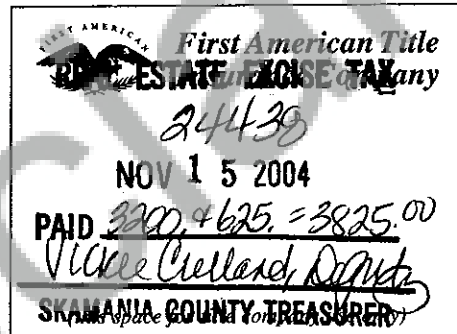


EXHIBIT 'A'

Lots 1, 2, 3, 4 and 5 of Block 1 of the ROSELAWN EXTENSION ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 65, in the County of Skamania, State of Washington.

EXCEPT that portion Conveyed to City of Stevenson by instrument recorded March 28, 1985 in Book 84, Page 421.

Together with the following:

Beginning at the Northeast corner of Lot 1, Block 1, Roselawn Extension; thence North 20°52'00" West a distance of 24.72 feet; thence North 89°22'00" West parallel to the North line of said Block 1, a distance of 152.97 feet to the East line of Block 2; thence South 00°38'00" West along said East line a distance of 23 feet to the North line of Block 1 of said Roselawn Extension thence South 89°22'00" East along said North line a distance of 162.03 feet to the Point of Beginning.

Gary H. Martin, Skamania County Assessor

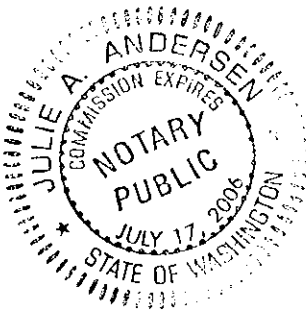
Date 11/15/04 Parcel # 3-7-36-3-4-2100
C.S.

STATE OF WASHINGTON, }
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Robert L. Magers and
Sheila Turcotte to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that They
signed the same as Their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of November 2005



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 _____.