

Doc # 2004155630  
Page 1 of 3  
Date: 12/16/2004 02:19P  
Filed by: SKAMAHIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMAHIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$21.00

**AFTER RECORDING MAIL TO:**

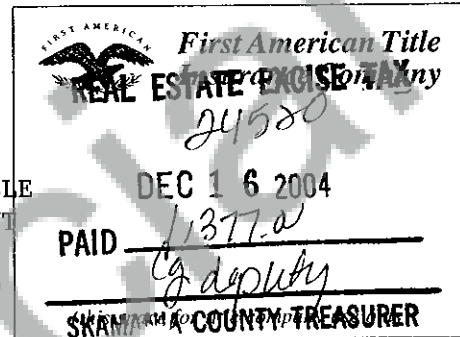
Name Ian & Aiko Low  
Address PO Box 651  
City/State Stevenson, WA 98648  
SCR 26886

**Statutory Warranty Deed**

THE GRANTOR BARBARA J. SELSTAD & THOMAS S. GALLANT, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS "PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC 1031 EXCHANGE"

in hand paid, conveys and warrants to IAN MORRIS LOW & AIKO EILEEN LOW, HUSBAND AND WIFE



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

S36, T3N, R7½E

FULL LEGAL IS ON PAGE 2

Assessor's Property Tax Parcel/Account Number(s): 40 12-16-04  
03-75-36-3-3-1500-00  
03-75-36-3-3-1501-00

Dated December 16, 2004

Thomas S. Gallant  
Barbara J. Selstad

Thomas S. Gallant  
Thomas S. Gallant

as a Attorney-in-fact for

Barbara J. Selstad

LPB-10 (11/96)

Thomas S. Gallant

EXHIBIT 'A'

PARCEL I

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lots A & B of the Short Plat recorded in Book 'T' of Short Plats, Page 34, Skamania County Records.

Except that portion conveyed to Bonnie Johnson by instrument recorded in Auditor File No. 2004 155626.

PARCEL II

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East and the Southwest Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7½ East of the Willamette Meridian, in the City of Stevenson, County of Skamania and State of Washington and described more particularly as follows:

Commencing at the intersection of the South line of Stevenson Park Addition as shown on the map thereof recorded in Book 'A' at Page 38 of Plats with the centerline of Frank Johns Road; thence along said centerline, South 26°10'33" East, 88 feet to the Point of Beginning; thence South 64°06'02" West, 153.02 feet; thence North 61°00'06" East, 153.21 feet to said centerline; thence South 26°10'33" East, 8.28 feet to the point of beginning.

Gary H. Martin, Skamania County Assessor

Date 12-16-04 Parcel # 03 253633 1500 00  
210 1501 00

STATE OF WASHINGTON, }  
County of Skamania } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me personally appeared \_\_\_\_\_ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for \_\_\_\_\_ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

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

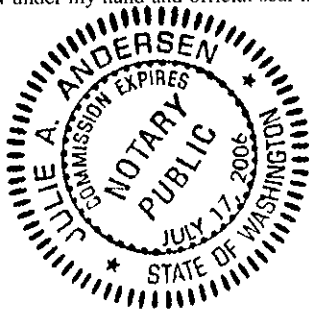
My appointment expires \_\_\_\_\_

STATE OF WASHINGTON, }  
County of Skamania } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 14<sup>th</sup> day of December, 2004, before me personally appeared Thomas S. Gallant to me known to be the individual described in and who executed the foregoing instrument for Him self and as Attorney in Fact for Barbara J. Selstad and acknowledged that He signed and sealed the same as Her free and voluntary act and deed for Her self and also as HIS free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Julie A. Andersen  
Notary Public in and for the State of Washington,  
residing at Carson  
My appointment expires 7-17-2006

WA-46B (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_.