

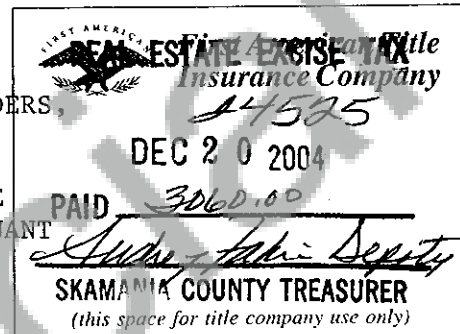
Doc # 2004155659  
Page 1 of 3  
Date: 12/20/2004 03:38P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$21.00

**AFTER RECORDING MAIL TO:**

Name Frank Cox  
Address PO Box 1141  
City/State Stevenson, WA 98648  
555 27400

**Statutory Warranty Deed**

THE GRANTOR ELLIS CHILDERS & FRANCES J. CHILDERS,  
AS TRUSTEES OF THE CHILDERS FAMILY TRUST DATED  
THE 25TH DAY OF MARCH, 1992  
for and in consideration of TEN DOLLARS AND OTHER VALUABLE  
CONSIDERATIONS AS PAID BY AN ACCOMMODATOR PURSUANT  
TO AN IRC §1031 EXCHANGE  
in hand paid, conveys and warrants to FRANK COX, A SINGLE  
PERSON



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

LOT 1 BLOCK 3 1st ADD HILL CREST ACRES (PARCEL I)  
NW 1/4 SEC 36 T3N R71/2E (PARCEL II)

SEE FULL LEGAL ON PAGE 2.

RESERVE IN A LIFE ESTATE OF ELLIS CHILDERS & FRANCES J. CHILDERS (PARCEL II)

"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): 03-75-36-3-2-2300-00

12-20-04 *Estm*

Dated December 16 2004

*Ellis Childers*  
ELLIS CHILDERS, TRUSTEE

ELLIS CHILDERS

*Ellis Childers*

LPB-10 (11/96)

*Frances J. Childers*

FRANCES J. CHILDERS, TRUSTEE

FRANCES J. CHILDERS

*Frances J. Childers*

EXHIBIT 'A'

PARCEL I

Lot 1 of Block 3 of the FIRST ADDITION TO HILL CREST ACRES TRACTS, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 97, in the County of Skamania, State of Washington.

PARCEL II

A tract of land in the Southwest Quarter of the Northwest 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:

Beginning at the Southeast corner of Government Lot 8 in said Section 36; thence West 304.4 feet to a point East 40 feet from the Southeast corner of Lot 9 of Block 1 of the First Addition to Hillcrest Acre Tracts, according to the official Plat thereof; thence North 143.1 feet to the Southwest corner of Lot 1 of Block 3 of the said Plat; thence East 304.4 feet to intersection with the East line of the said Government Lot 8; thence South 143.1 feet along the East line of the said Government Lot 8 to the point of beginning.

Gary H. Martin, Skamania County Assessor

Date 12-20-04 Parcel # 3-7½-36-3-2-2300

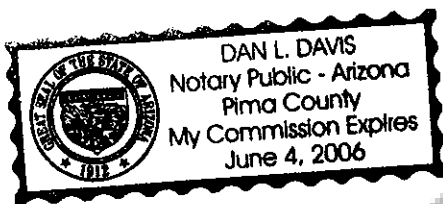
*GHM*

STATE OF ARIZONA }  
County of Pima } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me FRANCES J CHILDERS & ELLIS CHILDERS  
\_\_\_\_\_ 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 16 day of December, 2004.



Dan L. Davis  
Notary Public in and for the State of  
residing at \_\_\_\_\_

My appointment expires 6-4-06

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 \_\_\_\_\_.