

AFTER RECORDING MAIL TO:

HAGENSEN REAL ESTATE EXCISE TAX
STRAHM ATTORNEYS
A Professional Service Corporation

335 NE Fifth Avenue
Camas, Washington 98607

Doc # 2005156128
Page 1 of 3
Date: 02/03/2005 09:23A
Filed by: HAGENSEN STRAHM
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

N/A
FEB 03 2005
PAID See Excise #9607 DTD 12-27-03
Nikki Chelland, Deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY FULFILLMENT DEED

Grantor: Phyllis E. Hutchinson, a single person and surviving spouse of G. W. Hutchinson, and Elmer W. Poser and Juanita Poser, husband and wife

Grantee: Edward S. Laudert and Jeanne A. Laudert, husband and wife

Legal Description: Section 4, Township 1 North, Range 5 East of the Willamette Meridian
Additional legal description on page ____ of document

Reference No. of documents assigned or released: _____

Additional reference on page ____ of document.

Assessor's Property Tax Parcel Account Number: 01-05-04-0-0-1400-00 ^{6.5}

The Grantor, PHYLLIS E. HUTCHINSON, a single person and surviving spouse of G. W. Hutchinson, and ELMER W. POSER and JUANITA POSER, husband and wife, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, conveys and warrants to EDWARD S. LAUDERT and JEANNE A. LAUDERT, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

PARCEL A
A tract of land located in the Northeast quarter of the Southeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at a point 25 feet West of the Southeast corner of the Northeast quarter of the Southeast quarter of the said Section 4; thence West 176 feet; thence North 496 feet, more or less, to the center of Canyon Creek; thence Easterly following the center of Canyon Creek 176 feet, more or less, to a point due North of the point of beginning; thence South 496 feet, more or less, to the point of beginning;

EXCEPT that strip of land conveyed to Jack A. Harper in Book 79 of Deeds at page 81 described as follows:

The South 250 feet of the West 20 feet of the East 201 feet of the Northeast quarter of the Southeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian.

PARCEL B

The West 20 feet of the East 221 feet of the Northeast quarter of the Southeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian lying South of the center of Canyon Creek;

EXCEPT the South 250 feet.

Gary H. Martin, Skamania County Assessor

Date 2/2/05 Parcel # 6.5-1-5-4-1400

SUBJECT TO electric power line easement as now appearing of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 16, 1983, and recorded under Skamania County Auditor's File Number: 96911 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 on December 27, 1983, Excise Tax Receipt Number: 9607.

DATED this 6 day of January, 2005.

GRANTOR

Phyllis E. Hutchinson, Trustee
PHYLLIS E. HUTCHINSON

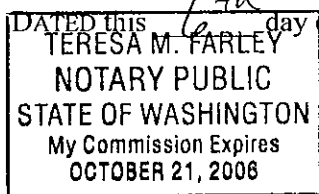
Elmer W. Poser
ELMER W. POSER

Juanita Poser
JUANITA POSER

STATE OF WASHINGTON)
)ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that PHYLLIS E. HUTCHINSON, a single person and surviving spouse of G. W. Hutchinson, is the person who appeared before me, and said person acknowledged

that person signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



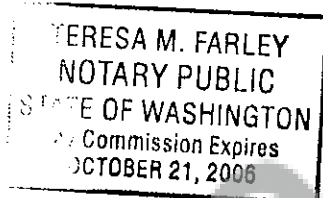
Teresa M. Farley
NOTARY PUBLIC

My appointment expires: 10/21/06

STATE OF WASHINGTON)
)ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that ELMER W. POSER and JUANITA POSER, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 6th day of January, 2005.



Teresa M. Farley
NOTARY PUBLIC

My appointment expires: 10/21/06