

Doc # 2005156131
Page 1 of 2
Date: 02/03/2005 02:43P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$20.00

WHEN RECORDED RETURN TO
CLARK COUNTY TITLE
ATTENTION: ESCROW NO. 00097848
217 SE 136TH AVENUE, SUITE 104
VANCOUVER, WA 98684

**STATUTORY WARRANTY DEED
(FULFILLMENT)**

THE GRANTOR **AMERICAN EAGLE MORTGAGE 1, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** for and in consideration of **TEN AND NO/100-----DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, conveys and warrants to **VINCE BROWN AND MELANIE BROWN, husband and wife**, the following described real estate, situated in the County of **SKAMANIA COUNTY, State of WASHINGTON.**

Abbr. Legal: North ½ Lots 3 & 4, SP2-209
Full Legal Desc.: See Page 2
Excise No.: 20241
Assessor's Account No.: 02-04-20-0-0-0609-00
2-3-05

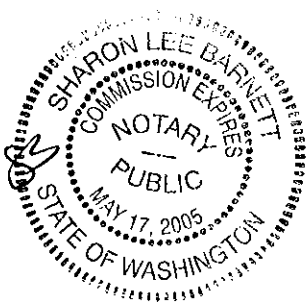
This Deed is given in fulfillment of that certain real estate contract dated **JUNE 9, 1999** between **ROBERT C. WHITAKER AND LARISA WHITAKER, husband and wife**, as Seller and **VINCE BROWN AND MELANIE BROWN, husband and wife**, as Purchaser, recorded on **June 11, 1999** under Auditor's File No. **135405, Book 190, page 254** records of **Skamania County, Washington**, 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.

THIS DEED IS SUBJECT TO: any and all matters including Restrictions, Reservations, Exceptions, Easements, Encumbrances, Liens, Rights of Way, Covenants and Conditions apparent or Recorded and of Record.

Dated: 12-14-2004
EXCISE #20241 pd 6/11/99
**AMERICAN EAGLE MORTGAGE 1 LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
BY: AMERICAN EQUITIES, INC.,
A WASHINGTON CORPORATION, MANAGING PARTNER**
BY: *Maureen T. Wile*
MAUREEN T. WILE, SECRETARY

REAL ESTATE EXCISE TAX

N/A
FEB 03 2005
Refer to EXCISE # 20241
PAID dated June 11, 1999
Audrey Tekari, Deputy
SKAMANIA COUNTY TREASURER



STATE OF WASHINGTON
COUNTY OF CLARK

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On this 14th day of December 2004 before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared **MAUREEN T. WILE**, and to me known to be the **SECRETARY**, of **AMERICAN EQUITIES, INC.** 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 SHE IS authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Sharon Lee Barnett
Notary Public in and for the State of WASHINGTON,
residing at VANCOUVER
MY COMMISSION EXPIRES: 5/17/2005

Exhibit A

A parcel of property located in the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

The North half of Tracks 3 and 4 of that Short Plat recorded in Book 2 of Short Plats, page 209, Skamania County Records , plus an exclusive easement for ingress, egress and utilities running across and over the Westerly 30 feet of newly created Lot 4 (formerly Tract 3)

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 60 feet of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

ALSO a non-exclusive easement for ingress, egress and utilities 60 feet in width, the centerline being the North boundary of the South half of the South half of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, excepting the East 660 feet thereof.

Gary H. Martin, Skamania County Assessor

Date 2-3-05 Parcel # 2-5-20-609
GHM