

Return Address:

MICHAEL H. GIRONE
114 WASHINGTON AVE.
CHESTERTOWN, MD.

21620-1616

Doc # 2005156576

Page 1 of 3

Date: 03/14/2005 04:40P

Filed by: MICHAEL H GIRONE

Filed & Recorded in Official Records
of SKAMANIA COUNTY

J. MICHAEL GARVISON

AUDITOR

Fee: \$21.00

Document Title(s) or transactions contained herein:

STATUTORY WARRANTY DEED (FULFILLMENT)

GRANTOR(S) (Last name, first name, middle initial)

HANNIGAN, RICHARD L.
HANNIGAN, CAROLYN J.

REAL ESTATE EXCISE TAX

N/A

☐ Additional names on page _____ of document.

MAR 14 2005

GRANTEE(S) (Last name, first name, middle initial)

GIRONE, MICHAEL H.
GIRONE, MARTA H.

PAID #17502 dated 7-26-95

Audrey Fikri Deputy
SKAMANIA COUNTY TREASURER

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

LOT 3, MAPLE VIEW ACRES, BK "B" OF PLATS, PAGE 66 IN THE
NE 1/4 SECTION 6, T1N, R5E, W. M., SKAMANIA CO. WA.

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

LOT 3, MAPLE VIEW ACRES, ACCORDING TO THE RECORDED PLAT
THEREOF, RECORDED IN BOOK B OF PLATS, PAGE 66 IN THE COUNTY
OF SKAMANIA, WASHINGTON STATE

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

01-05-06-1-0-1502-00

01-05-06-1-0-1502-06

3-14-05
ghm

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read
the document to verify the accuracy or completeness of the indexing information.

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Name MICHAEL H. GIRONI
 Address 114 WASHINGTON AVE.
 City, State, Zip CHESTERTOWN, MD. 21620

(FULFILLMENT)
Statutory Warranty Deed

THE GRANTOR Richard L. Hannigan and Carolyn J. Hannigan,
 husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration
 in hand paid, conveys and warrants to Michael H. Girone and Marta H. Girone,
 husband and wife

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

See Exhibit A attached hereto and by this reference made a part hereof

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated
 July 10, 1995, 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.

Real Estate Excise Tax was paid on this sale or stamped exempt on July 26, 1995, Rec. No. 17502

Dated this 10th day of July, 1995

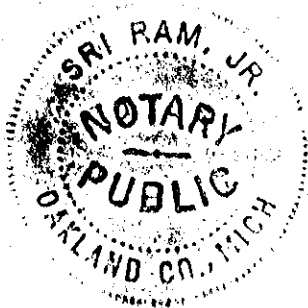
By Richard L. Hannigan By Carolyn J. Hannigan
 Richard L. Hannigan Carolyn J. Hannigan

By _____ By _____

STATE OF Michigan
 COUNTY OF Oakland } ss

I certify that I know or have satisfactory evidence that Richard L. Hannigan and Carolyn J. Hannigan
are the persons who appeared before me, and said person s acknowledged that
they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes
 mentioned in this instrument.

Dated: 7-20-95



Sri Ram, Jr.
 Notary Public, Oakland County, Michigan
 My Commission Expires November 8, 1999

Notary Public in and for the State of Michigan
 Residing at First Federal of MI 1000 Haynes Birmingham MI 48009
 My appointment expires: NOV 8, 99

Exhibit A

Lot 3, MAPLE VIEW ACRES, according to the recorded plat thereof, recorded in Book B of Plats, Page 66, in the County of Skamania, State of Washington.

EXHIBIT 'B'

EASEMENT ACROSS LOT 5, 'MAPLE VIEW'

A 60 foot non-exclusive easement for ingress, egress, and utilities the centerline of which is described as follows:

BEGINNING at a 1/2 inch iron rod at the Southwest corner of Lot 5 of "Maple View Acres" as recorded in Book "B" of Plats at page 66, Skamania County Auditor's Records, said point being South 88° 41' 18" East, 850.00 feet from the center of Section 6, Township 1 North, Range 5 East, Willametta Meridian; thence South 88° 41' 18" East, 350.00 feet to a 1/2 inch iron rod at the Southeast corner of Lot 5; thence North 01° 47' 37" East along the East line of Lot 5 for a distance of 130.35 feet to the TRUE POINT OF BEGINNING of said easement centerline to be described; thence along the arc of a 200 foot radius curve to the right (the radial bearing of which is North 10° 58' 45" West) for an arc distance of 38.32 feet; thence North 90° 00' 00" West, 90.00 feet; thence along the arc of a 40 foot radius curve to the right for a distance of 73.30 feet; thence North 15° 00' 00" East, 130.00 feet to the terminus of said centerline at a point in the centerline of "Wildlife Drive" that bears North 36° 52' 13" East, 368.18 feet from the Southwest corner of Lot 5, above described.

SUBJECT TO easements and restrictions of record.