

AFTER RECORDING MAIL TO:

James Robson  
112 Laurel Lane  
Washougal, WA 98671

**REAL ESTATE EXCISE TAX**

24789  
MAR 30 2005  
PAID 1740.<sup>00</sup> + 340. = 2080.80  
*Michael Chelland*  
SKAMANIA COUNTY TREASURER

*SEA 27709*

Filed for Record at Request of:  
First American Title Insurance Company



**First American Title  
Insurance Company**

**STATUTORY WARRANTY DEED**

File No: **4282-551904 (SMT)**

Date: **March 24, 2005**

Grantor(s): **Leslie D. Banker and Charles A. Graves**

Grantee(s): **James Robson and David Rocha**

Abbreviated Legal: *LOT 50 Washougal, WA Riverside*

Additional Legal on page: *4*

Assessor's Tax Parcel No(s): **02-05-32-3-0-2001-00** *6.5*

*3/30/05*

**THE GRANTOR(S) Leslie D. Banker, an unmarried woman and Charles A. Graves, an unmarried man** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **James Robson, a single man and David Rocha, a married man**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

Subject To: 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.

*Leslie D. Banker*  
\_\_\_\_\_  
Leslie D. Banker

*Charles A. Graves*  
\_\_\_\_\_  
Charles A. Graves

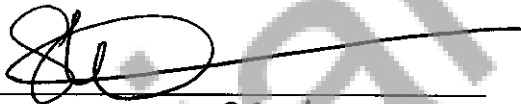
READ & APPROVED BY: *DR*

READ & APPROVED BY: *JR*

STATE OF Washington )  
 )-ss  
COUNTY OF Clark )

I certify that I know or have satisfactory evidence that **Leslie D. Banker and Charles A. Graves**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3.25.05



~~Stephanie Thorp~~ **SR WAUDBY**  
Notary Public in and for the State of Washington  
Residing at: Vancouver  
My appointment expires: ~~6-10-06~~ **12-9-08**



Unofficial Copy

STATE OF WASHINGTON,

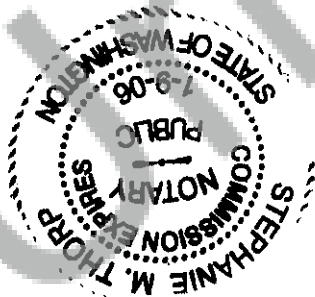
County of Clark

} SS.

ACKNOWLEDGMENT -Individual

On this day personally appeared before me Charles A. Graves CG to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25 day of March 2005



*Stephanie M Thorp*

Notary Public in and for the State of Washington  
Residing at Vancouver

My appointment expires 12-09-08

EXHIBIT 'A'

Lot 50 of the WASHOUGAL RIVERSIDE TRACT, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 80, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to William G. Cofone, et ux, recorded September 21, 1976 in Book 71, Page 664, Auditor File No. 82888, Skamania County Deed Records.

EXCEPT that portion conveyed to General Telephone Company of the Northwest, Inc., a corporation, recorded March 24, 1972 in Book 63, Page 916, Auditor File No. 74568, Skamania County Deed Records.

EXCEPT that portion conveyed to John Oyala, et ux, recorded July 11, 1973 in Book 65, Page 478, Auditor File No. 76334, Skamania County Deed Records.

EXCEPT that portion conveyed to John Oyala, et ux, recorded June 24, 1983 in Book 82, Page 421, Auditor File No. 95963, Skamania County Deed Records.

Gary H. Martin, Skamania County Assessor  
Date 3/30/05 <sup>CS</sup> Parcel # 2-5-32.3-2001