

Doc # 2005156800
Page 1 of 4
Date: 04/01/2005 04:41P
Filed by: US RECORDINGS INC
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of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

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When Recorded Return To:
US Recordings Inc.
2925 Country Drive Suite 201
St.Paul, MN 55117

WARRANTY DEED

GRANTORS: JANET L JOHNSTON & JASON A JOHNSTON and FKA JANET L NELSON Wife And Husband	
GRANTEE: JANET L JOHNSTON & JASON A JOHNSTON	
TRUSTEE: N/A	REAL ESTATE EXCISE TAX
REFERENCE NUMBER(S) Recorded on: 01/17/05 Recording Info:	24796 MAR 31 2005 PAID <u>exempt</u> <u>Vicki Chelland</u> SKAMANIA COUNTY TREASURER
PARCEL IDENTIFICATION #: 03-08-21-2-0-2300-00	
ABBREVIATED LEGAL DESCRIPTION (lot,block,plat or section,township,range): LOT 8 OF THE CHASTER R. NELSON SUBDIVISION IN SEC 21, T3N, R 8E OF THE WILLAMETTE MERIDIAN See Exhibit for the full legal description which is on page # 2	

USR CXIONG / 23779068 WA

Gary H. Martin, Skamania County Assessor

Date 3-7-05 Parcel # 3-8-21-2-2300

GHM

24032728

This Document Prepared By:

Company: LandAmerica OneStop, Inc.
Address: 600 Clubhouse Drive, Suite 400
City, State, Zip: Moon Township, PA 15108

After Recording Mail To:

Name: Janet L. Johnston and Jason A.
Address: 982 Smith Beckon Rd
City, State, Zip: Carson, WA 98610
Phone:

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Janet L. Johnston, formerly known as Janet L. Nelson, an unmarried woman, joined by her spouse Jason A. Johnston**, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto **Janet L. Johnston and Jason A. Johnston, wife and husband as joint tenants**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of **Skamania**, State of Washington, to-wit:

LOT 8 OF THE CHASTER R. NELSON SUBDIVISION IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD AT PAGE 111 OF BOOK 'A' OF PLATS, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Gary H. Martin, Skamania County Assessor

City: 3-7-05 Parcel #: 3-8-21-2-2300

MORE commonly known as: 982 Smith Beckon Rd, Carson, WA 98610.

Assessor's Property Tax Parcel/Account Number: 03-08-21-2-0-2300-00

Prior instrument reference: Document No. 149672, and Recorded on 07/31/2003, of the Recorder of **Skamania** County, Washington.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises;

that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year _____ shall be ☐ prorated between Grantors and Grantee as of the date selected by Grantors and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantors.

The property herein conveyed ☐ is not a part of the homestead of Grantors, or ☐ is part of the homestead of Grantors.

WITNESS Grantor(s) hand(s) this the 18 day of Jan, 2005.

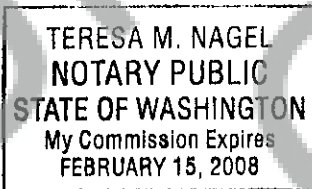
Janet L. Johnston
Grantor
Janet L. Johnston

Jason A. Johnston
Grantor
Jason A. Johnston

STATE OF Washington
COUNTY OF Clark

On this day personally appeared before me Janet L. Johnston Jason A. Johnston, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 18 day of January, 2005.



Teresa M. Nagel
Notary Public residing at Vancouver
Printed Name: Teresa M. Nagel

My Commission Expires:

2/15/08

Grantor(s) Name, Address, Phone:
Janet L. Johnston, Janet L. Nelson and
Jason A. Johnston
982 Smith Beckon Rd
Carson, WA 98610.

Grantee(s) Name, Address, Phone:

Janet L. Johnston and Jason A. Johnston
982 Smith Beckon Rd
Carson, WA 98610.

SEND TAX STATEMENTS TO GRANTEE



U23779068-010P04

WARRANTY DEED

LOAN# 2004120692

US Recordings