

AFTER RECORDING MAIL TO:

Name DEBORAH OSETH & TROY J. HERSHEY
Address 255 Twin Lakes Dr.
City/State Divide, CO 80814
scrc 27716

Statutory Warranty Deed

SHIRLEY J. BACHMAN, AN UNMARRIED WOMAN, AS HER
THE GRANTOR SEPARATE ESTATE AND PAM AMBERS,
LIMITED GUARDIAN OF THE ESTATE OF SHIRLEY BACHMAN

for and in consideration of FULFILLMENT OF CONTRACT
AUDITOR FILE NO. 116247 BOOK 135 PAGE 344

in hand paid, conveys and warrants to DEBORAH A. OSETH, A SINGLE
PERSON AND TROY J. HERSHEY, A SINGLE PERSON



**First American Title
Insurance Company**

(this space for title company use only)

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

LOT 127 NORTHWOODS

FULL LEGAL DESCRIPTION ON PAGE 2.

REAL ESTATE EXCISE TAX

N/A

MAY 26 2005

PAID in excise #15810 dtd 5/17/05

Cg deputy

Assessor's Property Tax Parcel/Account Number(s): 96-000127

SKAMANIA COUNTY TREASURER

5-26-05
effm

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, MAY 5, 19 93,
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 Sales Tax was paid on this sale on MAY 17, 1993, Rcc. No. 015810

Dated May 5, 2005

Shirley J. Bachman
SHIRLEY J. BACHMAN

Pam Ambers, Guardian
PAM AMBERS,

EXHIBIT 'A'

Lot 127, as shown on the Plat entitled Record of Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and of record under Auditor File No. 77523, at Page 449, of Book 'J' of Miscellaneous Records of Skamania County, Washington, together with an appurtenant easement as established in writing on said Plat, for the joint use of the areas shown as roadway on the Plat.

Subject to reservations by the United State of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at Page 23, of Book 52 of Deed, under Auditor File No. 62114, records of Skamania County as follows:

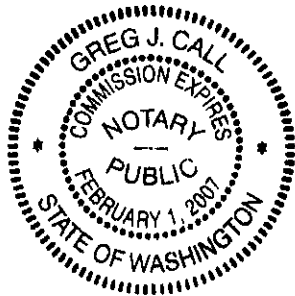
"...the provisions, reservations, conditions and limitations of Section 24, Federal Power Act of June 10, 1920, as amended...and the prior right of the Untied States, its licenses and permittees to use for power purposes that part withing Power Project No. 2071, 2111 and 264."

STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Stirley J. Bachman and
Rain Ambers, Limited Guardian of Stirley J. Bachman to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that each
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5 day of May, 2005



[Signature]
Notary Public in and for the State of Washington,
residing at
My appointment expires 2-1-07

STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Corporate

On this 5 day of May, 2005, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared Rain Ambers, as
Limited Guardian of Stirley J. Bachman to me known to be the
President and Secretary, respectively, of
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
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

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

[Signature]
Notary Public in and for the State of Washington,
residing at
My appointment expires

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____

FILED

MAY - 2 2005

JoAnne McBride, Clerk, Clark Co.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF CLARK

In the Matter of the Guardianship of:) No. 03 4 00128 8
)
SHIRLEY BACHMAN,) ORDER AUTHORIZING EXECUTION OF
) STATUTORY WARRANTY DEED
)
An Incapacitated Person.)
_____)

THIS MATTER, having come before the Court on this day upon the joint Motion of SHIRLEY BACHMAN (also known as Shirley J. Bachman) and PAMELA AMBERS, Limited Guardian of the estate of Shirley Bachman, by and through their attorney, GREG CALL, for an Order authorizing the moving parties to execute a Statutory Warranty Deed the Buyers, DEBORAH A. OSETH and TROY HERSHEY, conveying real property to located in Skamania County, Washington pursuant to that certain real estate contract between SHIRLEY (J.) BACHMAN, an unmarried woman, as her separate estate, "Seller", and DEBORAH A. OSETH, a single person and TROY J. HERSHEY, as single person, "Buyer", which was recorded on May 17, 1993, under Skamania County Auditor's File Number 116247, Book 135 Page 344, records of Skamania County, on the basis that Buyer's obligations have been fully performed; and

ORDER AUTHORIZING EXECUTION OF STATUTORY
WARRANTY DEED - 1

Greg Call, P.C.
Attorney at Law
1917 Main St.
Vancouver, WA 98660
(360) 695-6790

DOC # 2005157434
Page 4 of 8


1 THE COURT, having considered the files and records herein and the Declaration of
2 Greg Call in support of said Motion, finds that it is necessary and proper to approved the Motion; and
3 therefore,

4 IT IS ORDERED THAT Shirley Bachman, also known as Shirley J. Bachman, and
5 Pamela Ambers, as Limited Guardian of the Estate of Shirley J. Bachman, are hereby granted
6 authority to jointly execute a Statutory Warranty Deed in the same form as Exhibit "A" hereto, in
7 order to satisfy Ms. Bachman's duties under that certain real estate contract referred to above.

8 DONE THIS 2 DAY OF July, 2005.

9 
10 Judge/Commissioner

11 PRESENTED BY:

12 
13 GREG J. CALL, WSBA 17608, Attorney for
14 Shirley Bachman and Pamela Ambers, Limited
15 Guardian of Shirley Bachman.

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21
22 ORDER AUTHORIZING EXECUTION OF STATUTORY
23 WARRANTY DEED - 2

Greg Call, P.C.
Attorney at Law
1917 Main St.
Vancouver, WA 98660
(360) 695-6790

DOC # 2005157434
Page 5 of 8

AFTER RECORDING MAIL TO:

Name DEBORAH OSETH & TROY J. HERSHEY
Address _____
City/State _____

Statutory Warranty Deed

SHIRLEY J. BACHMAN, AN UNMARRIED WOMAN, AS HER
THE GRANTOR SEPARATE ESTATE AND PAM AMBERS,
LIMITED GUARDIAN OF THE ESTATE OF SHIRLEY BACHMAN

for and in consideration of FULFILLMENT OF CONTRACT
AUDITOR FILE NO. 116247 BOOK 135 PAGE 844

in hand paid, conveys and warrants to DEBORAH A. OSETH, A SINGLE
PERSON AND TROY J. HERSHEY, A SINGLE PERSON



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

LOT 127 NORTHWOODS

FULL LEGAL DESCRIPTION ON PAGE 2.

Assessor's Property Tax Parcel/Account Number(s): 96-000127

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated, MAY 5, 1993,
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 Sales Tax was paid on this sale on MAY 17, 1993, Rec. No. 015810

Dated _____, 19____

SHIRLEY J. BACHMAN

PAM AMBERS,

STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Individual

On this day personally appeared before me _____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that
signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this _____ day of _____, 19_____.

Notary Public in and for the State of Washington,
residing at

My appointment expires _____

STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19_____, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____
_____ 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 _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington,
residing at

My appointment expires _____

WA-46A (11/96)

This is page _____ of _____ and is attached to _____ dated _____.

EXHIBIT 'A'

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