

Doc # 2005158596
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Date: 09/06/2005 11:00A
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$33.00

AFTER RECORDING MAIL TO:

Name DENNIS CONKLIN
Address 1972 Labarre Road
City, State, Zip Washougal, WA 98671

Filed for Record at Request of Clark County Title, Camas

00104001-WT

(FULFILLMENT)

Statutory Warranty Deed

THE GRANTOR TIMOTHY V. SEEKINS and PAMELA J. SEEKINS for and in consideration of FULFILLMENT OF A REAL ESTATE CONTRACT Dollars (\$0.00), in hand paid, conveys and warrants to DENNIS CONKLIN, a married man, as his separate estate the following described real estate, situated in the County of SKAMANIA, State of Washington:

FOR FULL LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

REAL ESTATE EXCISE TAX

N/A

SEP 06 2005

Refer to excise

PAID #22342 dated 6-28-02

Audrey P. Kline, Deputy
CLARK COUNTY TREASURER

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Lot(s) 3, of SP1-4

Assessor's Property Tax Parcel/Account Number(s): 02 05 28 1 0 0203 00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 24, 2002, 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 June 28, 2002, Rec. No. 22342, Contract recorded under auditor's file # 145144 Book 225, page 991

Dated this 24th day of AUGUST, 2005.

Timothy V. Seekins
TIMOTHY V. SEEKINS

Pamela J. Seekins
PAMELA J. SEEKINS

STATE OF WASHINGTON
COUNTY OF CLARK

} ss

I certify that I know or have satisfactory evidence that TIMOTHY V. SEEKINS and PAMELA J. SEEKINS is the person who appeared before me, and said person 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: 8/24/05



Wendy Talley
Notary Public in and for the State of Washington
Residing at ST. HELENS, OR
My appointment expires: 8/18/07

Exhibit A

A tract of land in Section 28, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the Southerly side of the right of way of the LaBarre County Road which point is South 1319.88 feet and West 1688.77 feet from the Northeast corner of said Section 28; thence $46^{\circ}42'23''$ East 561.61 feet; thence South $44^{\circ}00'44''$ West 410.18 feet; thence North $41^{\circ}38'34''$ West 572.46 feet to the County Road right of way; thence through a curve to the right with a radius of 138.52 feet through a central angle of $43^{\circ}00'00''$ a distance of 103.86 feet; thence North $59^{\circ}43'00''$ East 50.92 feet; thence along a curve to the left with a radius of 290.44 feet through a central angle of $19^{\circ}03'00''$ a distance of 91.50 feet; thence North $41^{\circ}40'00''$ East 119.33 feet to the Point of Beginning.

Unofficial Copy