

AFTER RECORDING MAIL TO:

MATTHEW DOWN  
JULIE DOWN  
2906 SE 347TH AVE  
WASHOUGAL, WA 98671

Escrow No.: CS0307JJ

### Statutory Warranty Deed

THE GRANTOR PATRICK J. O'MEARA and PATRICIA K. O'MEARA, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to MATTHEW W. DOWN and JULIE DOWN, husband and wife the following described real estate, situated in the County of SKAMANIA, State of Washington:

See attached Exhibit A

*Pln. of Lots 14, 15 & 16 Malfait River Front Tracts*

#### REAL ESTATE EXCISE TAX

25338

SEP 30 2005

PAID *4096.4800 + 5.00 = 4901.00*

*Vickie Chelland, Deputy*

SKAMANIA COUNTY TREASURER

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

Assessor's Property Tax Parcel Account Number(s): Gary H. Martin, Skamania County Assessor  
Dated this *28<sup>th</sup>* day of *September 2005* Date *9-30-05* Parcel # *02-05-31-4-3-0202-00*

*[Signature]*  
PATRICK J. O'MEARA

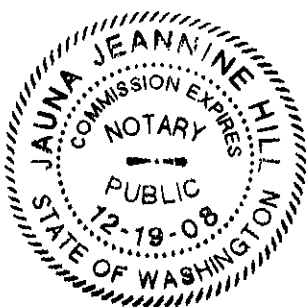
*[Signature]*  
PATRICIA K. O'MEARA

STATE OF WASHINGTON  
COUNTY OF CLARK

} ss

I certify that I know or have satisfactory evidence that PATRICK J. O'MEARA and PATRICIA K. O'MEARA are the persons who appeared before me, and said persons 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: *September 28, 2005*



*[Signature]*  
Jauna Jeannine Hill  
Notary Public in and for the State of Washington  
Residing at *Ridgefield*  
My appointment expires: 12/19/2008

Exhibit A

PARCEL I

The East half of Lots 14 and 15 MALFAIT RIVER FRONT TRACTS, according to the plat thereof, recorded in Book "A" of plats, page 123, records of Skamania County, Washington.

EXCEPT that portion of said Lot 15, described as follows:

BEGINNING at the intersection of the East line of said Lot 15, with the Southerly right of way line of Malfait Tracts Road; thence South  $02^{\circ}31'$  East, along the East line of said Lot 15, a distance of 95.61 feet to the True Point of Beginning; thence South  $02^{\circ}31'$  East, to the Southeast corner of said Lot 15; thence Northwesterly along the South line of said Lot 15, to a point which bears South  $06^{\circ}24'$  West from the True Point of Beginning; thence North  $06^{\circ}24'$  East to the True Point of Beginning.

Parcel II

That portion of Lot 16, MALFAIT RIVER FRONT TRACTS, according to the plat thereof, recorded in Book "A" of plats, page 123, records of Skamania County, Washington, described as follows:

BEGINNING at the intersection of the West line of said Lot 16, with the Southerly right of way line of Malfait Tracts Road; thence South  $64^{\circ}$  East, along said Southerly right of way line, a distance of 15.73 feet; thence South  $06^{\circ}24'$  West, a distance of 89.17 feet, more or less, to the Westerly line of said Lot 16; thence North  $02^{\circ}31'$  West along said Westerly line, a distance of 95.61 feet, more or less, to the True Point of Beginning.