

Doc # 2006160487
Page 1 of 2
Date: 2/6/2006 04:20P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$33.00

AFTER RECORDING MAIL TO:

DOUGLAS NIEMI and MARIAH NIEMI
102 HILLSBERRY RD.
WASHOUGAL, WA 98671

CCT 106898TB

Statutory Warranty Deed

THE GRANTOR DALE HAMMRICH and NANCY HAMMRICH, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DOUGLAS NIEMI and MARIAH NIEMI, husband and wife the following described real estate, situated in the County of SKAMANIA, State of Washington:

See Exhibit "A" Attached hereto and made a part hereof.

Abbreviated Legal Description:

Ptn of Lot 2 of SP3-76 and Ptn of Lot 1 of SP3-159

REAL ESTATE EXCISE TAX

25701
FEB 07 2006
PAID 3840.750 + 5.00 = 4595.00
Vicki Clelland, Treasurer
SKAMANIA COUNTY TREASURER

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

Assessor's Property Tax Parcel Account Number(s): 01 05 03 0 0 0114 00

Dated this 2nd day of February, 2006.


DALE HAMMRICH

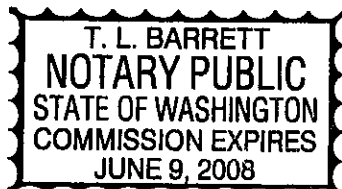
NANCY HAMMRICH

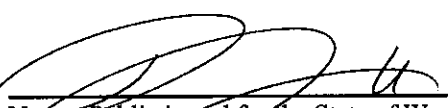
STATE OF WASHINGTON
COUNTY OF Clark

} ss

I certify that I know or have satisfactory evidence that DALE HAMMRICH and NANCY HAMMRICH 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: 2/2/06




Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: June 9, 2008

Gary H. Martin, Skamania County Assessor

Date 2-6-06 Parcel # 1-5-3-114
GMM

Exhibit A

A parcel of property in the Northeast quarter of the Northeast quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, and being a portion of Lot 2 of that SHORT PLAT recorded in Book 3 of Short Plats, page 76 and Lot 1 of that SHORT PLAT recorded in Book 3 of Short Plats, page 159, Skamania County records and further described as follows:

BEGINNING at the Southeast corner of said Lot 1;

THENCE North 01°36'13" East along the East line of said Lot 1 a distance of 288.7 feet to the True Point of Beginning;

THENCE North 89°35'28" West parallel with the South line of said Lot 1 a distance of 420.00 feet;

THENCE North 01°36'13" East parallel with the said East line 42.0 feet to the North line of said Lot 1;

THENCE North 89°35'28" West along said North line 342.26 feet to the Southeasterly right of way line of Hillsberry Road;

THENCE North 57°12'29" East along said Southeasterly right of way line 600.05 feet to the North line of said Lot 2;

THENCE South 89°32'25" East along the North line of said Lot 2 a distance of 267.02 feet to the East line of said Lot 2;

THENCE South 01°36'13" West along the East line of said Lot 2 a distance of 370.41 feet to the True Point of Beginning.

TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for What Road as it now exists over Lot 2 of said Herbert David Short Plat.

SUBJECT TO a Road Maintenance Agreement for What Road as it now exists over Lot 2 of said Herbert Davis Short Plat.

TOGETHER WITH AND SUBJECT TO an easement of 40 feet in width for ingress and egress along the North boundary of said Lot 2 laying Easterly of Hillsberry Road.

READ AND APPROVED BY:

(DA)
NH

READ AND APPROVED BY:

(Dcn)
MW

Gary H. Martin, Skamania County Assessor

Date 2-6-06 Parcel # 1-5-3-114

GHM