

WHEN RECORDED RETURN TO:

Name: STEVEN G. KLOPMAN-BAERSELMAN
Address: 3352 SKYE ROAD
WASHOUGAL, WA 98671

Escrow Number: 122465CAG
Filed for Record at Request of: **STEWART TITLE OF WASHINGTON**

(Fulfillment)
STATUTORY WARRANTY DEED

The Grantors, JAMES ROBSON, a single man for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT DATED SEPT. 11, 2003 and valuable consideration in hand paid, conveys, and warrants to STEVEN G. KLOPMAN-BAERSELMAN AND ROBYN L. KLOPMAN-BAERSELMAN, husband and wife AND GREG L. KNUTSEN AND KELLY L. KNUTSEN, husband and wife the following described real estate, situated in the County of Clark, State of Washington:

SW 1/4 SEC 18 T2N R5E

See attached Exhibit 'A' for full legal description

Assessor's Property Tax Parcel/Account Number: 02-05-18-0-0-0806-00
6.S.
+808

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 11, 2003, and conditioned for the conveyance of the above described property, and the covenants of warranty herein 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, Rec. No. 150371

Dated: SEPTEMBER 17th, 2003

James Robson

JAMES ROBSON

STATE OF Washington)

COUNTY OF Clark)

) ss.

CAROL ANN GAITHER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 15, 2005

I certify that I know or have satisfactory evidence that JAMES ROBSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 18th, 2003

REAL ESTATE EXCISE TAX
N/A

Carol Ann Gaither

Notary Public in and for the State of Washington
My appointment expires: December 15, 2005

MAR - 6 2006

PAID See excise #23303
Vicki Chelland

SKAMANIA COUNTY TREASURER

EXHIBIT 'A'

That portion of the Southeast Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a ¾" iron pipe with brass cap marking the Southeast corner of the Southwest Quarter of Section 18 as shown in a January, 2002 Beseda Land Surveying Survey; thence North 89°16'02" West, along the South line of said Southwest Quarter, 63.00 feet to the Point of Beginning; thence North 89°16'02" West, 655.22 feet; thence North 00°35'36" East, parallel with the West line of the Southeast of said Southwest Quarter, 1,322.50 feet to the North line of said Southeast Quarter; thence South 89°22'23" East, along the North line, 662.35 feet to a point 63.00 feet from the Northeast corner of said Southeast Quarter; thence South 00°54'07" West, parallel with the East line of said Southeast Quarter, 1,323.72 feet to the Point of Beginning.

EXCEPT County Roads.

Together with and subject to a 30 foot Easement for Ingress, Egress and Utilities lying in the South Half of Section 18 and in the Northwest Quarter of Section 19, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the Southerly line of which is described as follows:

Commencing at a ¾" iron pipe with brass cap marking the Southeast corner of the Southwest Quarter of Section 18 as shown in a January, 2002 Beseda Land Surveying Survey; thence North 89°16'02" West, along the South line of said Southwest Quarter, 156.00 feet; thence South 53°30'00" West, 35.05 feet to the Northeasterly Right of Way line of "Skye" Road and the Point of Beginning of the Southerly Line to be described; thence North 53°30'00" East, 35.05 feet to the South line of the Southwest Quarter of Section 18; thence South 89°16'02" East, along said South line, 156.00 feet to the Southeast corner of said Southwest Quarter; thence South 89°54'54" East, along the South line of the Southeast Quarter of Section 18 for a distance of 567.82 feet and the Terminus of said Southerly line.

The North line of said 30 foot Easement is to be extended Easterly to intersect a line that bears North 01°43'18" East from the Terminus Point.

Gary H. Martin, Skamania County Assessor

Date 3/2/06 Parcel # 2-5-18-806 + 808