

Doc # 2006160832
Page 1 of 3
Date: 03/14/2006 12:23P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$34.00

AFTER RECORDING MAIL TO:

Paul Ross
12 Adams Lane
Carson, WA 98610

Filed for Record at Request of Clark County Title, Camas

CLT 107646-AG

BARGAIN AND SALE DEED

THE GRANTOR RBC CENTURA BANK for and in consideration of One Hundred Forty Thousand And 00/100 Dollars (\$140,000.00), in hand paid, bargains, sells, and conveys to Paul Ross, an unmarried man the following described real estate, situated in the County of SKAMANIA, State of Washington:

SEE ATTACHED EXHIBIT "A"

Gary H. Martin, Skamania County Assessor

Date 3-14-06 Parcel # 03-08-17-4-0-2290-00

Lot(s) 2, of SP2-90

Assessor's Property Tax Parcel/Account Number(s): 03-02-17-4-0-2290-00

The Grantor for **THEMSELVES** and for **THEIR** successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, **THEY** will forever warrant and defend the said described real estate.

Dated this 3rd day of March, 2006.

REAL ESTATE EXCISE TAX

SIGNATURE PAGE ATTACHED

25769
MAR 14 2006

PAID 1798.00 + 301.50 = 2147.50

Michael Garvison, Deputy
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF _____ } SS

I certify that I know or have satisfactory evidence that _____
is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument, on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the _____ of RBC CENTURA BANK to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

AFTER RECORDING MAIL TO:

Paul Ross
12 Adams Lane
Carson, WA 98610

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Lot(s) 2, of SP2-90

Assessor's Property Tax Parcel/Account Number(s): 03-02-17-4-0-2290-00

The Grantor for THEMSELVES and for THEIR successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, THEY will forever warrant and defend the said described real estate.

Dated this 3rd day of March, 2006.

RBC CENTURA BANK

BY: Deborah C. Smith, Asst. Vice President

NORTH CAROLINA
STATE OF WASHINGTON
COUNTY OF NASH } ss

I certify that I know or have satisfactory evidence that Deborah C. Smith
[is/are] the person[s] who appeared before me, and said person[s] acknowledged that [* he/she/they] signed this instrument, on oath stated that [* he/she/they] authorized to execute the instrument and acknowledged it as the Assistant Bank Officer of RBC CENTURA BANK to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6-3-06

DENISE S. PRIDGEN
NOTARY PUBLIC
NASH COUNTY, NC

Denise S. Pridgen
Notary Public in and for the State of Washington North Carolina
Residing at Nash Co.
My appointment expires: 6-16-2008

Exhibit A

A tract of land in the Southwest quarter of the Southeast quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point 716.8 feet North and 30 feet East of the Southwest corner of the Southeast quarter of the said Section 17; thence East 209 feet; thence South 209 feet; thence West 209 feet; thence North 209 feet to the Point of Beginning.

EXCEPT the South 119 feet thereof.

AKA Lot 2 of the VANCE SHORT PLAT, recorded in Book "2" of SHORT PLATS, page 90A, records of Skamania County, Washington.

Unofficial Copy