

Doc # 2006160856 2006160856
Page 1 of 5
Date: 03/15/2006 04:03P
Filed by: FIRST AMERICAN LENDERS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

Requested by and
Return to:
Recording Department
First American Lenders Advantage
1801 Lakepointe Drive, Suite 111
Lewisville, TX 75057
469-222-2500

~~After Recording Mail To:~~

Martin and Theresa Wells
182 Cathmar Park Lane

Washougal, Washington 98671

Order: 3765709

COVER PAGE FOR WASHINGTON DOCUMENTS

Type of Document to be Recorded: QUITCLAIM DEED

Grantor: Martin Russell Wells, Sr., a married man and joined by his spouse Theresa Anne Wells

Grantor's Mailing Address: 182 Cathmar Park Lane, Washougal, Washington 98671

Grantee: Martin Russell Wells, Sr. and Theresa Anne Wells, husband and wife as joint tenants with right of survivorship

Grantee's Mailing Address: 182 Cathmar Park Lane, Washougal, Washington 98671

Legal Description (abbreviated):

NW 1/4 of NW 1/4, Sec 34 Twp 2N
R2N65E W1M1 S1Kumania County

Assessor's Property Tax Parcel Account Number(s): 02-05-34-2-0-0401-00

Prior Recorded Doc. Ref.: Deed: Recorded February 4, 1992, BK 127, PG 238

REAL ESTATE EXCISE TAX

25775

MAR 15 2006

PAID

exempt
Vickie Chelland, Register

SKAMANIA COUNTY TREASURER

Prepared By:

Martin Russell Wells, Sr.
182 Cathmar Park Lane
Washougal, Washington 98671

After Recording Mail To:

Martin and Theresa Wells
182 Cathmar Park Lane
Washougal, Washington 98671

Mail Tax Statements To:

Martin and Theresa Wells
182 Cathmar Park Lane
Washougal, Washington 98671

Requested by and

Return to:

Recording Department
First American Lenders Advantage
1801 Lakepointe Drive, Suite 111
Lewisville, TX 75057
(469) 322-2500

Order: 3765209JU

Assessor's Parcel Number: 02-05-34-2-0-0401-00

QUITCLAIM DEED

TITLE OF DOCUMENT

Martin R. Wells, Sr. also known as Martin Russell Wells, Sr., a married man and joined by his spouse Theresa Anne Wells, the GRANTOR,

Whose current address is 182 Cathmar Park Lane, Washougal, Washington 98671.

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and quitclaims to

Martin R. Wells, Sr. and Theresa Anne Wells, husband and wife as joint tenants with right of survivorship, the GRANTEE,

Whose current address is 182 Cathmar Park Lane, Washougal, Washington 98671

THE FOLLOWING described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the GRANTOR therein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 182 Cathmar Park Lane, Washougal, Washington 98671

Prior Recorded Doc. Ref.: Deed: Recorded February 4, 1992, BK 127, PG 238

Gary H. Martin, Skamania County Assessor

Date 3-23-06 Parcel # 02-05-34-2-0-0401-00
15

When the context requires, singular nouns and pronouns, include the plural.

Dated 2/1, 2006

Martin R. Wells, Sr. a/k/a
Martin Russell Wells, Sr.

Theresa Anne Wells
Theresa Anne Wells

STATE OF Washington

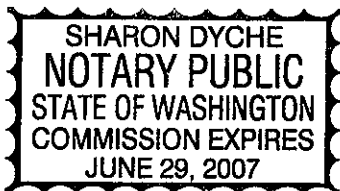
COUNTY OF Clark

SS

On this day personally appeared before me **Martin R. Wells, Sr. a/k/a Martin Russell Wells, Sr. and Theresa Anne Wells** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
1 day of February, A.D., 2006.



Sharon Dyche
NOTARY PUBLIC

MY Commission Expires: 6/29/07

Residing at

Vancouver

Exhibit "A"

Legal Description

The land referred to in this Report is situated in the **STATE OF WASHINGTON, COUNTY OF SKAMANIA, TOWNSHIP OF WASHOUGAL**, and is described as follows

PARCEL 1

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34; THENCE NORTH 00° 40' 49" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, 561.87 FEET; THENCE NORTH 13° 24' 55" WEST ALONG THE WEST EDGE OF THE RIGHT OF WAY OF THE WASHOUGAL RIVER ROAD 84.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 75° 39' 39" WEST 294.33 FEET; THENCE NORTH 24° 44' 50" WEST 24.39 FEET; THENCE SOUTH 75° 49' 03" WEST 534.02 FEET TO A POINT ON THE EAST EDGE OF A 30 FEET DRIVEWAY; THENCE NORTH 08° 31' 03" WEST ALONG THE EAST EDGE OF SAID DRIVEWAY 135.00 FEET; THENCE NORTH 73° 36' 47" EAST 497.14 FEET; THENCE NORTH 79° 24' 22" EAST 312.80 FEET TO THE WEST EDGE OF THE RIGHT OF WAY OF THE WASHOUGAL RIVER ROAD; THENCE SOUTH 22° 07' 01" EAST ALONG THE SAID RIGHT OF WAY 83.60 FEET; THENCE SOUTH 13° 24' 15" EAST ALONG THE SAID RIGHT OF WAY 74.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34; THENCE NORTH 00° 40' 49" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, 561.87 FEET; THENCE NORTH 13° 24' 55" WEST ALONG THE WEST EDGE OF THE RIGHT OF WAY OF THE WASHOUGAL RIVER ROAD 84.46

FEET; THENCE SOUTH 75° 39' 39" WEST 294.33 FEET; THENCE NORTH 24° 44' 50" WEST 24.39 FEET; THENCE SOUTH 75° 49' 03" WEST 534.02 FEET TO A POINT ON THE EAST EDGE OF A 30 FEET DRIVEWAY; THENCE NORTH 08° 31' 03" WEST ALONG THE EAST EDGE OF SAID DRIVEWAY 135.00 FEET; THENCE NORTH 73° 36' 47" EAST 497.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 73° 36' 47" EAST TO THE WEST LINE OF WASHOUGAL RIVER ROAD; THENCE SOUTH 22° 07' 01" EAST ALONG THE WEST LINE OF SAID ROAD TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARL E. LEHMAN BY INSTRUMENT RECORDED NOVEMBER 27, 1974 IN BOOK 67, PAGE 946 SKAMANIA COUNTY DEED RECORDS; THENCE SOUTH 79° 24' 22" WEST 312.80 FEET TO THE TRUE POINT OF BEGINNING.

Unofficial
Copy