

Doc # 2006161915
Page 1 of 6
Date: 06/12/2006 02:23P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$70.00

After recording return to:
Daryel L. Schorr
P. O. Box 1074
Friendswood, TX 77549

28687

Chicago Title Insurance Company

4717 So. 19th Street - Suite 109 - Tacoma, Washington 98405

DOCUMENT TITLE(s)

1. Special Warranty Deed with Third Party Vendor's Lien
- 2.
- 3.
- 4.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of document

GRANTOR(s)[Last name first, then first name and initials]:

1. Christian Evangelistic Assemblies, Inc.
- 2.
- 3.

additional names on page 2 of document

REAL ESTATE EXCISE TAX

24024

JUN 12 2006

GRANTEE(s)[Last name first, then first name and initials]:

1. Schorr, Daryel L.
2. Schorr, Maurette L.
- 3.

☐ Additional names on page _____ of document

PAID 512.00 + 100.00 = 612.00

By deputy

SKAMANIA COUNTY TREASURER

LEGAL DESCRIPTION[Abbreviated: i.e., lot, block, plat; or section, township, range]:

Lots 12, 13 and 14 Preacher's Row Lots

complete legal description is on page 6 of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

02-05-33-3-2-0600-0064

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SPECIAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN

THE STATE OF WASHINGTON

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SKAMANIA

§

THAT **CHRISTIAN EVANGELISTIC ASSEMBLIES, INC.**, a California not for profit corporation, being the same entity as Christian Evangelistic Association Incorporated and the same entity as Christian Evangelistic Assemblies of California, Inc, and the same entity as Christian Evangelistic Assemblies of California, and being the same entity as the California Evangelistic Association Incorporated (all the foregoing named parties herein collectively referred to as "Grantor"), acting herein by and through its duly authorized officer, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration cash in hand paid by Daryel L. Schorr and Maurette L. Schorr (^{Husband & wife} "Grantee"), whose address is P. O. Box 1074, Friendswood, Texas 77549, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of Grantee's execution of a promissory note ("Note") of even date herewith in the original principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00), payable to the order of Grantor ("Lender"), bearing interest as therein provided, principal and interest being due and payable as therein provided, and containing acceleration of maturity and attorney's fees clauses, which Note represents sums advanced to Grantee by Lender at Grantee's special instance and request and as a loan to Grantee as part of the purchase price of the Property, which Promissory Note is secured by the vendor's lien herein reserved and subject to the matters herein recited and is additionally secured by a deed of trust of even date herewith, executed by Grantee to Chicago Title Insurance Company, TRUSTEE, a corporation whose address is 4717 South 19th street, Suite 109, Tacoma, Washington 98405 reference to which is here made for all purposes, has, subject to all of the matters set forth or referred to herein, **GRANTED, BARGAINED, SOLD AND CONVEYED**, and by these presents does **GRANT, BARGAIN, SELL and CONVEY**, unto Grantee all that certain tract or parcel of land, including but not limited to Parcel No. 02-05-33-3-2-0600-00, together with all improvements thereon, lying and being situated in the State of Washington and County of Skamania (the "Property"), more particularly described in Exhibit "A" attached hereto and incorporated herein as if repeated herein verbatim, and Grantor does hereby quitclaim to Grantee without warranty an undefined access easement to and from Grantor's adjacent property for sewer and water line access, repair and for potable water.

This conveyance is made and accepted subject to any and all matters, reservations made herein, restrictions, covenants, conditions, ordinances, encumbrances, rights of way, easements, tax liens, boundary disputes, shortages in area, matters shown on surveys, maps or plats, encroachments, overlapping of improvements, rights of parties in possession, maintenance charges and the lien securing said charges, and all outstanding mineral and royalty interests, if any, affecting

the Property, whether or not of record in the office of the County Clerk of said County, to the extent, but only to the extent, the same are now in force and effect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, their heirs, successors or assigns forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through, or under Grantor, but not otherwise.

Ad valorem taxes with respect to the Property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

But it is expressly agreed and stipulated that the vendor's lien is retained in favor of Lender who will hold superior title in and to the above-described Property, premises and improvements, subject to the exceptions and reservations herein retained and the title in the Grantee will not become absolute until the above-described Note, together with all renewals and extensions thereof and all interest and other charges therein stipulated, are fully paid, according to the face and tenor, effect and reading thereof when this Deed shall become absolute.

Grantor has executed and delivered this Special Warranty Deed and has granted, bargained, sold and conveyed the Property, and Grantee has received and accepted this Special Warranty Deed and has purchased the Property, **AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY REVOKE, RELEASE, NEGATE, AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN, OR ENGINEERING OF THE IMPROVEMENTS; (iii) THE QUALITY OF THE LABOR OR MATERIALS INCLUDED IN THE IMPROVEMENTS; (iv) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (v) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, CASH FLOW, OR OTHERWISE; (vi) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vii) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL, OR**

<http://webmail.hal-pc.org/Session/68363-OVEjY00cVj9bUCVKFT8C/MessagePart/INBOX/71584-03-B/schorrWashington-SWDw3rd.doc> \8-31-99

OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE,
NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY;
AND (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND
REPRESENTATIONS BY GRANTOR WHATSOEVER, EXCEPT SOLELY THE
SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

EXECUTED as of June 7, 2006, but effective the 30th day of May, 2006.

CHRISTIAN EVANGELISTIC ASSEMBLIES, INC.
A California Not For Profit Corporation

By: Marvin L. Bell Pam Rex
Name: MARVIN L. BELL Pam Rex
Title: Secy CFO

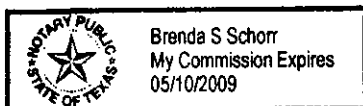
AGREED AND ACCEPTED BY GRANTEE:

Daryl Schorr
Daryl Schorr

Maurette Schorr
Maurette Schorr

THE STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the _____ day of _____, 2006
by Marvin Bell, Pam Rex of Christian Evangelistic Assemblies,
Inc., a California not for profit corporation.



Brenda S. Schorr
Notary Public in and for the
State of Texas

Printed Name: Brenda S. Schorr

My Commission Expires: 05-10-09

EXHIBIT 'A'

Lots 12, 13 and 14 of the PREACHERS ROW LOTS Subdivision (Plat Book A, Page 103 of Skamania County Records) situated in the Southwest Quarter of the Northwest Quarter of Section 33, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, State of Washington;

Together with a strip of land fifty (50) feet wide adjacent and connected to the north line of said Lots 12, 13 and 14. The west line of said strip is on the same bearing as the west line of said lot 12 and extends northerly 50 feet from the northwest corner of said lot 12. The east line of said strip is on the same bearing as the east line of said lot 14 and extends northerly 50 feet from the northeast corner of said lot 14.

Gary H. Martin, Skamania County Assessor
Date 6/12/06 Parcel # 2-5-33-2-C-0