

Doc # 2006162472
Page 1 of 4
Date: 07/28/2006 12:09P
Filed by: GARY OSTENSON
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$35.00

WHEN RECORDED RETURN TO:

Gary Ostenson
9001 SE Evergreen Hwy.
Vancouver, Wa 98664

DOCUMENT TITLE(S)	
Warranty Fulfillment Deed	
REFERENCE NUMBER(S) of Documents assigned or released:	
Book 193 Page 203	
<input type="checkbox"/> Additional numbers on page _____ of document.	
GRANTOR(S):	
Eleanor M Bachman, Trustee of The Bachman Family Trust	
<input type="checkbox"/> Additional names on page _____ of document.	
GRANTEE(S):	
Gary Ostenson Dana Ostenson	
<input type="checkbox"/> Additional names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):	
SEC 31 T 2N R 5E	
<input checked="" type="checkbox"/> Complete legal on page <u>3</u> of document.	
TAX PARCEL NUMBER(S):	
02-05-31-3-0-0300-00 02-05-31-3-0-0400-00	
<input type="checkbox"/> Additional parcel numbers on page _____ of document.	
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.	
REAL ESTATE EXCISE TAX	

N/A

JUL 28 2006
Refer to Excise # 204114
PAID dated 09-15-99
Audrey Filmer Deputy
SKAMANIA COUNTY TREASURER

LPB 01-05

When Recorded Return to:
Gary Ostenson
9001 SE Evergreen Hwy
Vancouver, WA 98684

ORDER NO: K113577 JB

**CHICAGO TITLE INSURANCE COMPANY
WARRANTY FULFILLMENT DEED**

THE GRANTOR ELEANOR M. BACHMAN, TRUSTEE OF THE BACHMAN FAMILY TRUST
for and in consideration of FULFILLMENT OF THAT CERTAIN REAL ESTATE CONTRACT in hand
paid, conveys and warrants to

GARY OSTENSON and DANA OSTENSON, husband and wife
the following described real estate, situated in the County of Skamania State of Washington:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Tax Account No.: 02-05-31-3-0-0040-00 and 02-05-31-3-0-0300-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated
September 8, 1999 and conditioned for the conveyance of the above described property, and the
covenants of warranty herein contained shall not apply to any title, interest, or encumbrance arising by,
through or under the purchases 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 on, September 15, 1999
Rec. No. 20414

Dated: July 21, 2003

The Bachman Family Trust

By Eleanor M. Bachman
Eleanor M. Bachman, Trustee

STATE OF WASHINGTON

ss.

COUNTY OF CLARK

On this day 21st of July, 2005, before me, the undersigned, A Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Eleanor M. Bachman to me known to be the Trustee of Bachman Family Trust the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that she is ~~are~~ authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Jacque L. Bauman
Signature of Notary Public

Notary Public in and for the State of Washington,

Residing at

Vancouver

My Commission Expires:

10-20-06

JACQUE L. BAUMAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 20, 2005

Acknowledgment - Corporation - Trust or - Partnership

EXHIBIT "A"

PARCEL I

All that portion of the Southwest Quarter of the Southwest Quarter, and of the Southeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter all in Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Southerly and Westerly of the Center of the Washougal River.

Gary H. Martin, Skamania County Assessor

Date 7/28/06 Parcel # 2-5-31-3-400
200 300

PARCEL II

A Tract of land in the West Half of the Southwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point 300 feet West, more or less, to a witness tree under which an iron stake is set from the East side of the 20 acre tract of land conveyed to J.E. Snyder by John H. Morgan on May 10, 1911, and recorded in Book N of Deeds, Page 154, Skamania County Deed Record, where the State Road crosses the said East Line of above described 20 acre tract of land; running thence South from said witness tree to the center of the Washougal River and thence up the center of the Washougal to the Southeast Corner of the 20 acre tract of land conveyed to Snyder on May 10, 1911; thence North along the East Line of said 20 acre tract to a point where the State Road crosses said 20 acre tract and thence West following State Road 300 feet, more or less, to the witness tree above described, and being THE POINT OF BEGINNING.

EXCEPT State Highway 140.

ALSO except that portion conveyed to Frederick D. Morgan by instrument recorded in Book 62, Page 648.

ALSO except that portion lying with Malfait River Front Tracts, recorded in Book A of Plats, Page 123.

ALSO except Lots 1 and 3 of the Short Plat recorded in Book 3 of Short Plats, Page 203.