

Doc # 2007167879
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Date: 10/4/2007 11:07A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$43.00

WHEN RECORDED RETURN TO:

Name: RANDY J. SCHMITT AND STEPHANIE E. TAYLOR
Address: 182 BLACK CROW WAY
WASHOUGAL, WA 98671

Escrow Number: 148902CS

Filed for Record at Request of: *Stewart Title of Western Washington*

STATUTORY WARRANTY DEED

THE GRANTOR(S), SCOTT HOLLAND and ANGEL HOLLAND, HUSBAND AND WIFE for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to RANDY J. SCHMITT, AN UNMARRIED MAN AND STEPHANIE E. TAYLOR, AN UNMARRIED WOMAN, EACH AS THEIR SEPARATE ESTATE the following described real estate, situated in the County of Skamania, State of Washington:

Skamania County Assessor

Date 10/4/07 Parcel 2-5-30-1514

2011

SEE ATTACHED EXHIBIT A

REAL ESTATE EXCISE TAX

Abbreviated Legal: (Required if full legal not inserted above.)

SUBJECT TO: Exceptions as shown on attached Exhibit B.

Tax Parcel Number(s): 02-05-30-0-0-1514

Dated: October 02, 2007

27279
OCT - 4 2007
4160. + 812.50 = 4977.50
PAID
1514
SKAMANIA COUNTY TREASURER

Scott Holland
SCOTT HOLLAND

Angel Holland
ANGEL HOLLAND

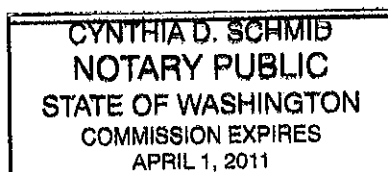
STATE OF Washington

SS.

COUNTY OF Skamania

I certify that I know or have satisfactory evidence that SCOTT HOLLAND and ANGEL HOLLAND are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 02, 2007



Cynthia D. Schmid
Notary name printed or typed: Cynthia D. Schmid
Notary Public in and for the State of Washington
Residing at Vancouver, WA
My appointment expires: April 1, 2011

EXHIBIT 'A'

A tract of land located in a portion of the Southwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of Clifford B. Taylor Short Plat, recorded June 16, 1980 in Book 2 of Short Plats, Page 175, Auditor File No. 90881, records of Skamania County, Washington.

Skamania County Assessor
Date 10/4/07 Parcel# 2-5-30-1574
LM

Unofficial
Copy

Order Number: 148902

EXHIBIT "B"

Preliminary Commitment No. 29895

This commitment and the policy to be issued does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxes authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to lien, for services, labor, material or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public record.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitude.

SPECIAL EXCEPTIONS:

1. Taxes for Year 2007: \$3,095.72, unpaid plus interest
Parcel No. 02-05-30-0-0-1514-00
2. The Lien of Real Estate Excise Sales Tax upon any sale of said property, if unpaid. The state rate is 1.53%.

As of July 1, 2005 an additional fee of \$5.00 will be applied to all non-exempt Excise Tax Forms and a fee of \$10.00 will be applied to all exempt Excise Tax Forms.
3. Easement for Transmission Line, including the terms and provisions thereof, recorded February 20, 1931 in Book W, Page 567, Skamania County Deed Records.
4. Easement for Road and Utilities, including the terms and provisions thereof, recorded January 20, 1975 in Book 68, Page 211, Skamania County Deed Records.
5. Road Maintenance Agreement, including the terms and provisions thereof, recorded July 19, 1988 in Book 110, Page 195, Skamania County Deed Records. Re-recorded October 17, 1988 in Book 111, Page 242, Skamania County Deed Records.
6. Easement for Ingress, Egress and Utilities, including the terms and provisions thereof, recorded October 31, 1979 in Book 77, Page 475, Skamania County Deed Records.
7. Easement for Road Way as shown on the recorded Short Plat.
8. Road Maintenance Agreement, including the terms and provisions thereof, recorded in Book 128, Page 105, Skamania County Deed Records.

CONTINUED

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9. Pending Divorce between Scott Holland versus Angel Holland Filed March 26, 2007, in Case No. 07-3-00009-2.

Temporary Order including the terms and provisions thereof, filed July 9, 2007.

10. Deed of Trust, including the terms and provisions thereof, executed by SCOTT A. HOLLAND AND ANGEL A. HOLLAND, HUSBAND AND WIFE, as grantor, to LANDSAFE TITLE OF WASHINGTON, as trustee, for AMERICA'S WHOLESALE LENDER, as Beneficiary, dated OCTOBER 5, 2006, recorded OCTOBER 17, 2006 in Auditor File No. 2006163392, Skamania County Mortgage Records, given to secure the payment of \$315,000.00.

A Substitution recorded June 22, 2007 in Auditor File No. 2007166602. which substitutes RECONTRUST COMPANY as trustee under the Deed of Trust.

A Notice of Trustee's Sale, recorded July 20, 2007 in Auditor File No. 2007166953.

ABBREVIATED LEGAL: SW ¼ SEC 30 T2N R5E

ADDRESS: 182 BLACK CROW WAY, WASHOUGAL, WA 98671

NOTE: We find no judgements against Randy Schmitt or Stephanie Taylor

NOTE: The State of Washington requires all documents to comply with the Document Standardization Bill. Failure to comply may result in the County Auditor refusing to record your document(s). A Summary of this Bill is available upon request. Please note each County may differ on the way they interpret this Bill.