

Doc # 2007168301
Page 1 of 4
Date: 11/20/2007 11:42P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$43.00

RETURN ADDRESS

Brian Boadwine
22824 NE 254th Court
Battle Ground, WA 98604

30076

Document Title(s):
Statutory Warranty Deed

Order Number: V69344CN

Reference Number(s) of related documents:

Grantor(s): (Last name, First name and Middle Initial)
Moeller, Virginia K
Hilgert, Barbara L

REAL ESTATE EXCISE TAX

Grantee(s): (Last name, First name and Middle Initial)
Boadwine, Brian
Boadwine, Tina
Trustee:

27352
NOV 20 2007
PAID 384. + 75. + 5. = 464.00
Vicki Orellana, CPA
SKAMANIA COUNTY TREASURER

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)
Lot 6, SWIFT CREEK ESTATES BOOK B PG 72

Assessor's Property Tax Parcel/Account Number:
07-06-35-2-2-0106-00 6.S.

Full Legal is on Page 2

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 provided herein.
I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.


Signature of Requesting Party

When Recorded Return to:
Brian Boadwine
22824 NE 254th Ct.
Battle Ground WA 98604

ORDER NO: V69344 CLN

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED**

THE GRANTOR(S) VIRGINIA K MOELLER and BARBARA L HILGERT, both single persons

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to

BRIAN BOADWINE and TINA BOADWINE, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:

Lot 6, SWIFT CREEK ESTATES, according to the recorded Plat thereof, recorded in Book B of Plats,
Page 72, in the County of Skamania, State of Washington.

Tax Parcel Number(s): 07-06-35-2-2-0106-00 ⁶⁵ Skamania County Assessor
Date 11/20/07 Parcel 7-6-35-2-2-106

Dated: November 7, 2007

Virginia Kay Moeller 11/14/07 *Barbara L Hilgert*
Virginia K Moeller Barbara L Hilgert

See attached California All-Purpose Acknowledgment for Virginia Kay Moeller.

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that Virginia K Moeller the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be hers free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: _____

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

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Barbara L. Hilgert the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be hers free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: November 6, 2007

Cynthia Nutter
Cynthia Nutter Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: October 1, 2011



LPB 10-05

FIDELITY NATIONAL TITLE INSURANCE COMPANY

EXHIBIT 'A'

ORDER NO: V69344 CLN

SUBJECT TO:

1. TAXES AND ASSESSMENTS AS THEY ARE DUE.
2. Easement for Telephone and Telephone Lines, including the terms and provisions thereof, recorded in Book R, Page 138, Skamania County Deed Records.
3. Easements for Public Road, including the terms and provisions thereof, recorded February 3, 1934 in Book X, Page 445, Skamania County Deed Records.
4. Easement for Utilities, including the terms and provisions thereof, recorded December 14, 1959 in Book 46, Page 462, Skamania County Deed Records.
5. Reservations of mineral to Burlington Northern Railroad Company, including the terms and provisions thereof, recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records, Mineral Rights where assigned by mesnes assignment the last of which was to United States of America records, inn Book 125, Page 335, Skamania County Deed Records.
6. Easement for Roads, including the terms and provisions thereof, recorded February 26, 1973 in Book 64, Page 972, Skamania County Deed Records.
7. Covenants, Conditions and Restrictions, including the terms and provisions thereof, recorded February 2, 1993 in Book 133, Page 215, Skamania County Deed Records.
8. Private Road Easement as shown on the recorded Plat.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

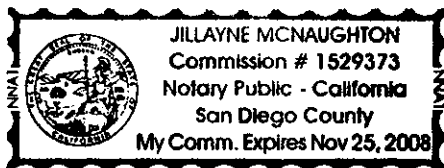
County of San Diego

SS.

On November 14, 2007 before me, Jillayne McNaughton, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Virginia Kay Moeller
Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Jillayne McNaughton
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Fidelity National Title Ins Co. Statutory Warranty Deed

Document Date: November 14, 2007 Number of Pages: ONE

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Virginia Kay Moeller

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Self

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here