

David A. Thomas
P.O. Box 1092
Stevenson, WA
98648

Doc # 2008168855
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Date: 01/30/2008 01:56P
Filed by: DAVID A THOMAS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$49.00

DO NOT WRITE ABOVE THIS LINE - OFFICIAL USE ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this 1st day of August, 2006,

by first party, SHIRLEY M. DAY NELSON, an individual, ☒ married ☐ unmarried (hereinafter referred to as "Grantor") whose post office / mailing address is

22313 SE Morrison St, Gresham, OR 97030,

to the second party, DAVID A. THOMAS, an individual, ☐ married ☒ unmarried (hereinafter referred to as "Grantee") whose post office / mailing address is

P.O. Box 1092, Stevenson, WA 98648.

REAL ESTATE EXCISE TAX

N/A

JAN 30 2008

WITNESSETH, That the first party, for good consideration and for the sum of

Forty Seven Thousand Dollars Dollars (\$47,000.00)

in hand paid, by the said second party, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Skamania, State of Washington, to wit: SEE ATTACHED DESCRIPTION OF PROPERTY

Parcel # 02070110110000 JM 1/30/08

Previously referenced as follows: Book 144, Page 69, Document No. 119797, of the Recorder of Skamania County. NW 1/4, NW 1/4, NE 1/4 Section 2, Township 2

Range 7 EWM Portion of Full legal Pg. #3
SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and administrators, covenants with Grantee and Grantee's heirs and assigns, that Grantor and any other person or persons in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

THE PROPERTY BEING CONVEYED:

- ☒ is not a part of the homestead of Grantor, or
- ☐ is a part of the homestead of Grantor,

and if Grantor is married, the conveyance is joined by both Husband and Wife with both Husband and Wife hereby releasing all rights of dower.

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TAXES for tax year 2006 shall: ☒ be prorated between Grantor and Grantee as of the date of execution ☐
be paid by Grantor ☒ be paid by Grantee.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Shirley M Day Nelson
Signature of Grantor
SHIRLEY M. DAY NELSON
(Print name of Grantor)

PREPARER

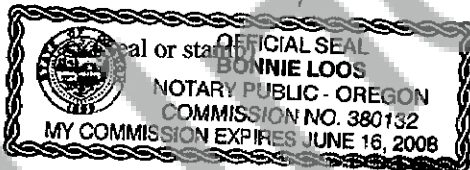
This document prepared/drafted ☐ under the supervision of the following Washington attorney OR ☒ by a party to this instrument whose name and address appear below.

Signature: Shirley M Day Nelson
Name: SHIRLEY M. DAY NELSON
Address: 22313 SE Morrison St
City: Gresham State: Oregon Zip: 97030
Phone: (503) 665-8478

State of Oregon
County of Multnomah

I certify that I know or have satisfactory evidence that Shirley M Day Nelson (name) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/1/06



Bonnie Loos
(Signature)
notary State of Oregon
Title
My appointment expires 6-16-08

Please return to the preparer, at the address above, after recording

SEND TAX STATEMENTS TO GRANTEE:

Name(s): DAVID A. THOMAS
Address: P.O. Box 1092
Stevenson, WA 98648

**DESCRIPTION OF PROPERTY
FOR WARRANTY DEED DATED**

August 01, 2006

Grantor: SHIRLEY M. DAY NELSON Grantee: DAVID A. THOMAS

A tract of land located in Section 1, Township 2 North, Range 7 EWM, described as follows:

Beginning at a point 704 1/2 feet west and 250 feet south of the northeast

corner of Government Lot 9 of the said Section 1; thence south 100 feet;

thence west 50 feet; thence north 100 feet; thence east 50 feet to the point of beginning;

TOGETHER WITH an easement for a roadway along a strip of land 14 feet in width

on the south side of the above described tract and right to use for ingress and egress

roadway reserved for the benefit of this and other land from 2nd Street thereto situated in

Skamania County, State of Washington.

Skamania County Assessor

Date 1/30/08 Parcel# 02070110110000

LM

Grantor: *Shirley M Day Nelson*

FILED

JUN 26 2000

LORENA E. HOLLIS, CLERK
DEPUTYSUPERIOR COURT OF WASHINGTON
COUNTY OF SKAMANIA

In re the Marriage of:

DAVID A. THOMAS

Petitioner,

and

GLENDA P. THOMAS

Respondent.

No. 00-3-00007-9

☒ DECREE OF DISSOLUTION (DCD)
☐ DECREE OF LEGAL SEPARATION (DCLGSP)
☐ DECLARATION CONCERNING VALIDITY (DCINMG)

☐ Clerk's action required

Restraining Order Summary: GLENDA P. THOMAS is
 restrained from contacting David A Thomas. See
 paragraph 3.8.

**VIOLATION OF A RESTRAINING ORDER IN PARAGRAPH 3.8 BELOW WITH
 ACTUAL KNOWLEDGE OF ITS TERMS IS A CRIMINAL OFFENSE UNDER
 CHAPTER 26.09 RCW, AND WILL SUBJECT THE VIOLATOR TO ARREST.
 RCW 26.09.060**

I. JUDGMENT SUMMARY

☒ Judgment Summary does not apply.
☐ Judgment Summary is set forth below.

A. Judgment Creditor
 B. Judgment Debtor
 C. Principal judgment amount
 D. Interest to date of Judgment
 E. Attorney's fees
 F. Costs
 G. Other recovery amount

 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____

- 1 H. Principal judgment shall bear interest at _____ % per annum.
2 I. Attorney's fees, costs and other recovery amounts shall bear interest at _____ % per
3 J. Attorney for Judgment Creditor _____
4 K. Attorney for Judgment Debtor _____

II. BASIS

Findings of Fact and Conclusions of Law have been entered in this case.

III. DECREE

IT IS DECREED that:

3.1 STATUS OF THE MARRIAGE.

- ☒ The marriage of the parties is dissolved.
☐ The husband and wife are legally separated.
☐ The marriage of the parties is invalid.
☐ The marriage of the parties is valid.

3.2 PROPERTY TO BE AWARDED THE HUSBAND.

- ☐ Does not apply.
☐ The husband is awarded as his separate property the property set forth in Exhibit
_____. This exhibit is attached or filed and incorporated by reference as part of
this decree.

- ☒ The husband is awarded as his separate property the following property (list real
estate, furniture, vehicles, pensions, insurance, bank accounts, etc.):

*Home AT 441 Lot & Rd Parcel No. (02070110110000)
Stevenson Wa.
73 Dodge Pl.*

- ☐ Other:

3.3 PROPERTY TO BE AWARDED TO THE WIFE.

- ☐ Does not apply.
☐ The wife is awarded as her separate property the property set forth in Exhibit
_____. This exhibit is attached or filed and incorporated by reference as part of
this decree.

- ☒ The wife is awarded as her separate property the following property (list real
estate, furniture, vehicles, pensions, insurance, bank accounts, etc.):

1995 Ford Taurus

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[] Other:

3.4 LIABILITIES TO BE PAID BY THE HUSBAND:

[] Does not apply.

[] The husband shall pay the community or separate liabilities set forth in Exhibit _____. This exhibit is attached or filed and incorporated by reference as part of this decree.

☒ The husband shall pay the following community or separate liabilities:

| <u>Creditor</u> | <u>Amount</u> |
|--|----------------|
| Mortgage Payments To Shirley (pay) Nelson | 362.72 monthly |

[] Other:

Unless otherwise provided herein, the husband shall pay all liabilities incurred by him since the date of separation.

3.5 LIABILITIES TO BE PAID BY THE WIFE.

[] Does not apply.

[] The wife shall pay the community or separate liabilities set forth in Exhibit _____. This exhibit is attached or filed and incorporated by reference as part of this decree.

☒ The wife shall pay the following community or separate liabilities:

| <u>Creditor</u> | <u>Amount</u> |
|------------------------------------|---------------|
| Ford Motor Co. 1995 Ford Taurus | ? |

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3 ☐ Other:

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5 Unless otherwise provided herein, the wife shall pay all liabilities incurred by her since
6 the date of separation.

7 3.6 HOLD HARMLESS PROVISION.

8 ☒ Does not apply.

9 ☐ Each party shall hold the other party harmless from any collection action relating
10 to separate or community liabilities set forth above, including reasonable
11 attorney's fees and costs incurred in defending against any attempts to collect an
12 obligation of the other party.

13 ☐ Other:

14 3.7 SPOUSAL MAINTENANCE.

15 ☒ Does not apply.

16 ☐ The ☐ husband ☐ wife shall pay maintenance as set forth in Exhibit _____. This
17 exhibit is attached or filed and incorporated by reference as part of this decree.

18 ☐ The ☐ husband ☐ wife shall pay \$ _____ maintenance. Maintenance
19 shall be paid

20 ☐ weekly ☐ semi-monthly ☐ monthly. The first maintenance payment shall be
21 due on _____ [Date]. The obligation to pay future maintenance
22 is terminated:

23 ☐ upon the death of either party or the remarriage of the party receiving
24 maintenance.

☐ Other:

Payments shall be made:

☐ directly to the other spouse.

☐ to the Washington State Support Registry (only available if child support
is ordered).

☐ to the clerk of this court as trustee for remittance to the other spouse (only
available if there are no dependent children).

☐ If a spousal maintenance payment is more than fifteen days past due and the total
of such past due payments is equal to or greater than one hundred dollars, or if the
obligor requests a withdrawal of accumulated contributions from the Department

DECREE

WPF DR 04.0400 (11/98)

RCW 26.09.030; .04; .070(3)

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