

AFTER RECORDING MAIL TO:

Name Bruce & Kelly Kotzian

Address PO Box 616

City, State, Zip Carson, WA 98610

Filed for Record at Request of:

REAL ESTATE EXCISE TAX

28280

OCT 28 2009

PAID

2,453.00

Vickie Chelland, Deputy
SKAMANIA COUNTY TREASURER

See 31476

STATUTORY WARRANTY DEED

THE GRANTOR(S) BRIAN E. NICKLAUS, A MARRIED MAN AS HIS SEPARATE ESTATE for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid, conveys, and warrants to BRUCE KOTZIAN AND KELLY KOTZIAN, HUSBAND AND WIFE the following described real estate, situated in the County of SKAMANIA, state of Washington:

Lots 7 & 8 of the Nicklaus Subdivision NOSD-97-01, according to the recorded plat thereof, recorded in Book B of Plats, Page 89, in the County of Skamania, State of Washington.

"THIS CONEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY"

Assessor's Property Tax Parcel/Account Number: 03-07-36-3-3-0306-00 & 03-07-36-3-3-0307-00

Dated: 10/27/09

Skamania County Assessor

Date 10-27-09 Parcel 3-7-36-3-3-306

Ym 3-7-36-3-3-307

Brian Nicklaus
BRIAN E. NICKLAUS

STATE OF Washington)
COUNTY OF Skamania)-ss

I certify that I know or have satisfactory evidence that Brian E. Nicklaus (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 27, 2009

Julie Andersen

Notary Public in and for the state of WA

My appointment expires: 6/17/2010

