

This document prepared by (and after  
recording return to):

Terrence D. Nelson & Linda Sue Nelson  
232 Panda Road  
Washougal, WA 98671

Order #: 8178923

**REAL ESTATE EXCISE TAX**

28544

MAY 11 2010

PAID

*exempt*  
*Vickie Chelland-Nelson*  
SKAMANIA COUNTY TREASURER

*50231647*

**WARRANTY DEED**

Exempt from Real Estate Excise Tax per WAC 458-61A-204(1)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF ONE DOLLAR (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 30 day of April, 2010, TERRENCE D. NELSON, a married man, who acquired title as an unmarried man, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto TERRENCE D. NELSON and LINDA SUE NELSON, husband and wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skamania, State of Washington, to-wit:

**"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

*See 3072N, R5E*  
Assessor's Property Tax Parcel/Account Number: 02-05-30-0-0-0203-00  
Property Address: 232 Panda Road, Washougal, WA 98671

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and fend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this the 30<sup>th</sup> day of April, 2010.

*[Signature]*  
TERRENCE D. NELSON

State of Washington )  
County of Skamania ) ss.

On this day personally appeared before me, TERRENCE D. NELSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30 day of April, 2010

Cindy M. Schaffner  
Notary Public in and for the State of Washington

My commission expires: 5/29/11



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

**Prepared By :**  
National Deed Network  
28100 US Hwy 19 North, Suite 300  
Clearwater, Florida 33761

**EXHIBIT "A"**

THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS LOT 3 OF S.A.F.E. SHORT PLAT NO. 3, RECORDED JUNE 10, 1981, IN BOOK 2 OF SHORT PLATS, PAGE 217, IN AUDITORS FILE NO. 92582.

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Skamania County Assessor  
Date 5-11-10 Parcel 02-05-30-203  
*(Signature)*

Unofficial Copy