



First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

Filed for Record at Request of

Name Jerry & Mary Otis
Address 962 Kanaka Creek Rd
City and State Stevenson WA 98648

Statutory Warranty Deed

THE GRANTOR Robert K. & Mary Lou GARWOOD.
for and in consideration of fulfillment of Real estate contract
in hand paid, conveys and warrants to Jerry and Mary Otis
the following described real estate, situated in the County of SKAMANIA, State of Washington:

See Real estate contract attached: 70129 Book 59 page 192

03-07-25-4-0-1100-00

SM 4/15/13

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated MARCH 25TH, 1968, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on
Dated 4/23/68, 1968

, Rec. No. 5875

REAL ESTATE EXCISE TAX

N/A

APR 15 2013

See excise #5875 04.23.1968
Vickie Chelland, Register
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF Klickitat

On this day personally appeared by Robert K. Garwood
Mary Lou Garwood

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
15th day of May, 1995.

Sandra S. Bryman
Notary Public in and for the State of Washington, residing at
Underwood, WA

STATE OF WASHINGTON

COUNTY OF _____

On this _____ day of _____, 19____,
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____ Secretary,
respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instru-
ment to be the free and voluntary act and deed of said corporation, for the uses and purposes
therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the corporate seal of said
corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

70129

BOOK 59 PAGE 192

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 25th day of March, 1968, by and between ROBERT K. GARWOOD and MARY LOU GARWOOD, husband and wife, hereinafter called the "sellers" and JERRY OTTIS and MARY OTTIS, husband and wife, hereinafter called the "purchasers",

WITNESSETH: That the sellers agree to sell to the purchasers and the purchasers agree to purchase from the sellers the following described real estate, with the appurtenances, in Skamania County, State of Washington, to-wit:

That portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 25, T3N, R7 E.W.M. described as follows: Beginning at the southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said section 25; thence west along the south line of said section 249 ft.; thence north 19° 31' west 150 ft.; thence east 299 ft.; thence south 141 ft. to the point of beginning, and

A tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, T3N, R7 E.W.M. described as follows: Beginning at the southeast corner of said Section 25; thence north 01° 11' 17" west along the east line of said section 990 ft.; thence west 857 ft. to the initial point of the tract hereby described; thence south 1000.98 ft. to the south line of the said Sec. 25; thence west 500 ft. more or less to the southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said section 25; thence north following the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said section to a point west of the initial point; thence east 500 ft. more or less to the initial point;

EXCEPT a 300 ft. right-of-way and an easement acquired by the U.S. of America for the Bonneville Power Administration's electrical power transmission lines.

The terms and conditions of this contract are as follows: The purchase price is Twelve Thousand Five Hundred Fifty-Seven and no/100 (\$12,557.00) Dollars, of which One Thousand Seven Hundred Twenty-Five and no/100 (\$1,725.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: \$70.00 on or before the 25th day of each and every month beginning with the 25th day of April, 1968; from said payments shall first be deducted interest at the rate of six per cent (6%) per annum on the unpaid principal; and an additional \$5.00 per month shall be paid on or before the 15th day of each month by the purchasers to the sellers and the sellers agreed to apply said payment to the purchase of fire insurance on said real estate to the extent of the actual cash value thereof against loss or damage by both fire and wind storm in a company acceptable to the purchasers and for the purchasers and sellers benefits as their interests may appear and to apply any balances after