

REAL ESTATE EXCISE TAX

After Recording Mail to:

Jeffrey Baker
Annala, Carey, Baker, Thompson & VanKoten, P.C.
Post Office Box 325
Hood River, Oregon 97031

30117
JUN -5 2013
PAID 2399.45
Vickie Chelland, Clerk
CLARK COUNTY TREASURER

Document Title:

WARRANTY DEED WITH ASSUMPTION AGREEMENT

Reference Number(s) of Documents Assigned or Released:

Not Applicable

Grantor(s) (Last name first, then first name and initials):

SEE, STEPHEN ANTHONY, as his separate estate

Grantee(s) (Last name first, then first name and initials):

PULIDO, JUAN, as his separate estate

Abbreviated Legal Description(s):

Lots 1, 2 & 3, Block 1 of HAMILTON'S FIRST ADDITION TO THE TOWN
OF UNDERWOOD

Assessor's Property Tax Parcel / Account Numbers(s):

03-10-2322-0801/00

WARRANTY DEED
WITH ASSUMPTION AGREEMENT

STEPHEN ANTHONY SEE, as his separate estate, hereinafter called "Grantor," conveys and warrants to JUAN G. PULIDO, as his separate estate, hereinafter called "Grantee," the following described real property, free of encumbrances except as specifically set forth herein, situated in the County of Skamania and State of Washington, to wit:

Lots 1, 2 and 3, Block 1 of HAMILTON'S FIRST ADDITION TO THE TOWN OF UNDERWOOD, according to the Plat thereof, recorded in Book A of Plats, Page 53, Records of Skamania County, Washington.

TOGETHER with that portion of the vacated Columbia Avenue inuring thereto by reason of the vacation thereof, being the East 32.5 feet of Columbia Avenue adjacent to the West line of the above-described property.

EXCEPT a strip of land 15 feet wide, East of the centerline of Columbia Avenue, running the length of Lot 14 of Hamilton's Addition as disclosed by Suit No. 92-2-00034-4.

TOGETHER WITH that certain 1977 GIBRA Mobile Home VIN#93197 currently situated upon the premises.

SUBJECT TO:

Skamania County Assessor
Date 6-5-13 Parcel 3-10-23-2-2-801
(Signature)

1. DEED OF TRUST and the terms and conditions thereof:
Grantor: Stephen Anthony See, a single man
Trustee: AmeriTitle
Beneficiary: Richard Bretz, a single person
Original Amount: \$140,000.00
Dated: September 30, 2010
Recorded: October 12, 2010
Auditor's File No.: 2010176594
2. Easements for utilities over and across the premises formerly included within the boundaries of Columbia Avenue, now vacated, if any such exist.
3. All easements, rights-of-way, protective covenants, and reservations of record, if any.

TO HAVE AND TO HOLD the same unto the said Grantee, and Grantee's heirs, successors, and assigns forever.

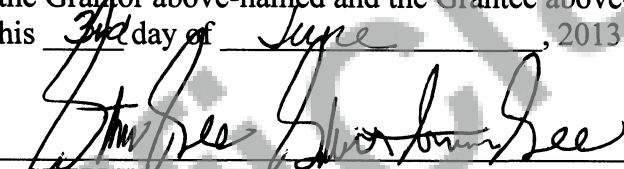
Grantee herein assumes and agrees to pay the Deed of Trust and the debt secured thereby as described in numbered paragraph 1 above, according to the terms thereof, which said debt has a principal balance owing in the sum of \$ 123,675.37, with interest accruing thereon from and after the 3rd day of May, 2013.

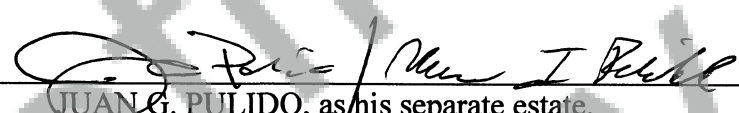
Richard Bretz, a single person, as Beneficiary under the above-described Deed of Trust, hereby covenants and agrees that this assumption is acceptable to him, and he will release Stephen Anthony See from any and all obligations under this trust deed coincident with the execution of this document, and he will thereafter only look to Grantee for satisfaction of the remaining debt described above.

The true and actual consideration paid for this transfer is \$ 156,500.⁰⁰, which amount includes the above-assumed debt.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor above-named and the Grantee above-named have hereunto set their hands and seals, this 4th day of June, 2013.

GRANTOR: 
STEPHEN ANTHONY SEE, as his separate estate.

GRANTEE: 
JUAN G. PULIDO, as his separate estate.

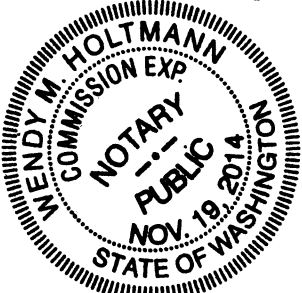
This Assumption Agreement and the corresponding release of obligations owed by STEPHEN ANTHONY SEE to the undersigned documented in the underlying Promissory Note and Deed of Trust dated September 30, 2010, and recorded at Auditor's File No. 2010176594 in the real property records of Klickitat County and State of Washington, is hereby approved this 4th day of June, 2013.

BENEFICIARY: 
RICHARD BRETZ, a single person.

[NOTARY STATEMENTS ON FOLLOWING PAGE]

STATE OF WASHINGTON)
County of Klickitat) ss. June 4, 2013.

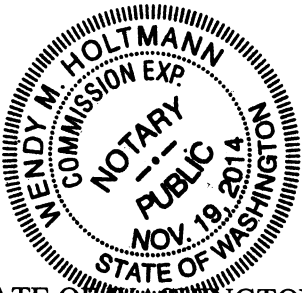
Personally appeared Grantor, STEPHEN ANTHONY SEE, as his separate estate, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: [Signature] **WENDY HOLTSMANN**
NOTARY PUBLIC FOR WASHINGTON
Residing at Underwood
My commission expires: 11.19.14

STATE OF WASHINGTON)
County of Klickitat) ss. June 3, 2013.

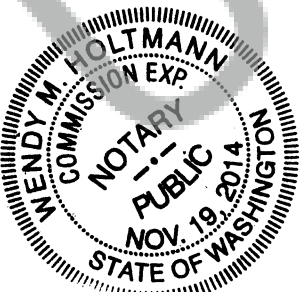
Personally appeared Grantee, JUAN G. PULIDO, ^{and Maria Pulido} ~~as his separate estate,~~ and acknowledged the foregoing instrument to be ^{their} ~~his~~ voluntary act and deed.



Before me: [Signature] **WENDY HOLTSMANN**
NOTARY PUBLIC FOR WASHINGTON
Residing at Underwood
My commission expires: 11.19.14

STATE OF WASHINGTON)
County of Klickitat) ss. June 4, 2013.

Personally appeared Beneficiary, RICHARD BRETZ, a single person, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: [Signature] **WENDY HOLTSMANN**
NOTARY PUBLIC FOR WASHINGTON
Residing at Underwood
My commission expires: 11.19.14