

PREPARED BY:
Douglas Hiatt
6419 NE 211Th Court
Vancouver, WA 98682

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Bruce Wick
P.O.Box 242
Castle Rock, WA 98611

MAIL TAX STATEMENTS TO:
Bruce Wick
P.O. Box 242
Castle Rock, WA 98611

REAL ESTATE EXCISE TAX

30184

JUL 23, 2013

PAID \$2,070.50

Audrey Takami Deputy
SKAMANIA COUNTY TREASURER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 17 day of July, 2013, between Douglas Hiatt, whose address is 6419 NE 211Th Court, Vancouver, Washington 98682, and Penelope Hiatt, whose address is 6419 NE 211Th Court, Vancouver, Washington 98682, a married couple("Grantors"), and Bruce Wick, whose address is P.O.Box 242, Castle Rock, Washington 98611, and Joy Wick, whose address is P.O.Box 242, Castle Rock, Washington 98611, a married couple ("Grantees").

For and in consideration of the sum of \$135,000., the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantees, as Tenants in Common, the property located in skamania County, Washington, described as: TAX / PARCEL ID NUMBER # 07051543010000
Q4. 7/17/13

Lot#1 Highland Ridge Estates, Recorded in book #3 Page # 134 of Skamania County, Washington. Subject to easements of record.

Skamania County Assessor
Date 7-23-13 Parcel# 7-5-15-4-3-100
(Signature)

QA. 7/17/13
134 632

Prior instrument reference: General Warranty Deed, Volume/Book Book #3, Page 134,
Document No. 116005, of the Recorder of Skamania, Washington, recorded APR 16 93

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: #07 05 15 43 0100 00

IN WITNESS WHEREOF the Grantors have executed this deed on the 17th day of July, 2013.

7/17/2013
Date

Douglas Hiatt
Douglas Hiatt, Grantor

7/17/2013
Date

Penelope Hiatt
Penelope Hiatt, Grantor

State of WA
County of Clark

I certify that I know or have satisfactory evidence that Douglas Hiatt Penelope Hiatt is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/17/2013
Stephanie Proper
Signature of Notary Public

STEPHANIE PROPER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 30, 2016

Title: Notary

My appointment expires: Nov. 30, 2016

(Seal or Stamp)

IN WITNESS WHEREOF the Grantees have executed this deed on the _____ day of _____, 20_____.

7-23-13
Date

Bruce Wick
Bruce Wick, Grantee

7-23-13
Date

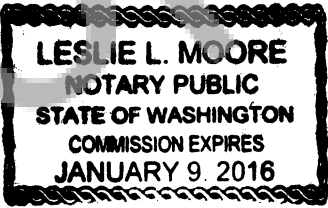
Joy Wick
Joy Wick, Grantee

State of Washington
County of Skamania

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7-23-13

Leslie L Moore
Signature of Notary Public



Title: Notary

My appointment expires: 1-9-2016

(Seal or Stamp)

REAL ESTATE SALES AGREEMENT

This Agreement is made on July 8th 2013

Between Douglas B. Hiatt and Penelope R. Hiatt, husband and wife

Seller Address: 6419 NE 211th Court

City: Vancouver, State: Washington, 98682

And Buyer Bruce D. Wick and Joy L. Wick, husband and wife

Buyers Address: P.O.Box 242

BW
SW City: ~~Castle Rock,~~ State: Washington, 98611
Castle

The Seller now owns the following described real estate, located as noted.

County: Skamania, State: Washington, Rd: N90 and 7960

960 sq ft. two level cabin

Lot # 1 Highland Ridge Estates, Recorded in book # 3 page # 134 records of Skamania County, Washington

Subject to easements of record.

Tax Parcel # 07 05 15 43 0100 00

For valuable consideration, the seller agrees to sell and the buyer agrees to buy this property for the following price and terms.

The buyer agrees to pay the seller the sum of \$ 135,000.00 which the seller agrees to accept as full payment.

Total purchase price will be paid at closing of this agreement.

Upon payment by the buyer, the seller will deliver to the buyer the following documents:

A Warranty Deed for the real estate

Building Inspection records

Well Water Quality report

Septic System acceptance by Skamania County Health Dept.

Road maintenance agreement

Fees and Taxes

Buyer will pay Excise Tax and other fees and taxes associated with recording and purchase of this real estate.

Buyer will pay last half of 2013 property tax .

Buyer has made a casual inspection of the real estate and is aware of any and all maintenance items needing completion on exterior and interior and reserves the right to further inspection prior to payment.

This Property and all improvements are intended for recreational use and have been used on a limited basis and are being sold where is, as is.

As required by law, the seller knows of no Lead Based Paints or other Hazardous Materials used during construction.

No modification of this Agreement will be effective unless it is in writing and is signed by both the buyer and the seller.
Purchase must be completed on/or before July 31st 2013.

Doyle B. Hunt
7/17/2013

Stephanie Proper
Signature of Witness for seller

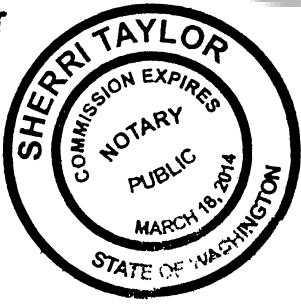
Penelope R. Hunt
7/17/2013
Signature of Seller

STEPHANIE PROPER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 30, 2016

Brian O. Hunt
7-12-13

Signature of Witness for Buyer

[Signature]
7-12-13
Signature of Buyer



Subscribed and sworn to before me this
12 day of July 2013
Sherri Taylor
NOTARY PUBLIC in and for the State of
Washington residing at Longview WA
Notary for Buyers only - SET