

AFTER RECORDING MAIL TO:

AmeriTitle
Post Office Box 1609
Roseburg, OR 97470
Collection Escrow #55004289
Filed for at the request of
AMERITITLE
ESCROW NO. WS20848

(Fulfillment)
STATUTORY WARRANTY DEED

Grantor(s): RONALD D. AUSTIN
Grantee(s): FRED NEWMAN, LAURA NEWMAN, SHAWN VAN PELT and TINA VAN PELT, husband and wife
Abbreviated Legal: PTN SW 23-4-7
Additional Legal on page:
Assessor's Tax Parcel Number(s): 04-07-23-0-0-0700-00

THE GRANTOR RONALD D. AUSTIN for and in consideration of FULFILLMENT OF CONTRACT in hand paid, conveys and warrants to FRED NEWMAN and LAURA NEWMAN, husband and wife, as to an undivided 45% interest and SHAWN VAN PELT and TINA VAN PELT, husband and wife, as to the remaining undivided 55% interest the following described real estate, situated in the County of SKAMANIA, State of Washington:

Skamania County Assessor
Date 9-3-13 Parcel# 4-7-23-0-0-700

The North half of the Southeast quarter of the Southwest quarter of Section 23, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania and State of Washington.

Together with the West 60 feet of the South half of the Southeast quarter of the Southwest quarter of said Section 23, lying northerly of county road (Little Soda Springs Road).

Except that portion conveyed to Skamania County by instrument recorded in Book 53, Page 47.

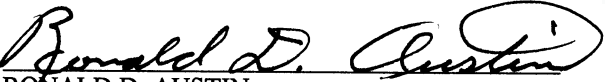
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated February 28, 2007, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising 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.

AF 2007165217

Real Estate Excise Tax was paid on this sale or stamped exempt on 3-6-07, Rec. No. 26804


EXECUTED this 28 day of February, 2007.

REAL ESTATE EXCISE TAX


RONALD D. AUSTIN

NA

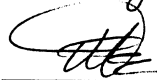
State of Washington
County of Klickitat

SEP - 3, 2013
Refer to Excise # 26804
PAID Dated 3-6-07

SKAMANIA COUNTY TREASURER

On this day personally appeared before me RONALD D. AUSTIN 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 official seal this 28 day of February, 2007.




Printed Name: WENDY HOLTMANN
Notary Public in and for the State of
Washington residing at Underwood WA
My appointment expires 11-19-2010