

AFTER RECORDING MAIL TO:

Katy J. Archer P.C.
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

REAL ESTATE TAX
N/A

FEB 19

PAID *by check 20140 dtd 2/15/19*
by deputy
SKAMANIA COUNTY TREASURY

Document Title(s) or transactions contained therein:
1. Fulfillment Deed

Grantor(s): [Last name first, then first name and initials]
1. Clyde Kelly and Marilyn Kelly, Husband and Wife

☐ Additional names on page _____ of document

Grantee(s): [Last name first, then first name and initials]
1. Charles Gardee and Louetta Gardee, Husband and Wife

☐ Additional names on page _____ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/¼/¼]

E ½ of Sec. 20 TWP 3 N, Range 8 East, Willamette Meridian

☒ Complete legal description is on page 1-2 of document

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

Auditor's File No.

☐ Additional numbers on page _____ of document

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

3-8-20-3-1-200

☐ Property Tax Parcel ID is not yet assigned

After Recording Return to:

KATY J. ARCHER P.C.
Attorney at Law
P.O. Box 510
Stevenson, Washington 98648

WARRANTY FULFILLMENT DEED

The Grantor, **CLYDE KELLY and MARILYN KELLY**, Husband and Wife, for a valuable consideration in hand paid, convey and warrant to **CHARLES GARDEE and LOUETTA GARDEE**, Husband and Wife, the following described real estate, situated in the County of Skamania, State of Washington:

A parcel of land located in the East 1/2 of Section 20, Township 3 North, Range 8 East, Willamette Meridian in the County of Skamania, and State of Washington, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 20. Thence North 88° 56' 29" West along the center line of said Section 20 a distance of 30.00 feet to the point of beginning of the following described parcel.

Thence South 0° 52' 54" West along the West right of way line of the Wind River Highway a distance of 120.48 feet; thence North 89° 07' 06" West at right angles to the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 20 a distance of 150.40 feet; thence North 0° 52' 54" East parallel to West right of way line of said Wind River Highway a distance of 290.00 feet; thence South 89° 07' 06" East at right angles to said East line of the Northwest 1/4 of the Southeast 1/4 a distance of 150.40 feet to the said West line of the Wind River Highway; thence South 0° 52' 54" West along said right

WARRANTY FULFILLMENT DEED
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of way a distance of 169.52 feet to the point of beginning.
SUBJECT TO a 10.00 foot in even width easement for overhead
utility purposes over the South 10.00 feet of the above described
parcel. Tax Parcel Number 3-8-20-3-1-200.

Skamania County Assessor
Date 2-19-14 Parcel# 3-8-20-3-1-200

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 4th, 1998, recorded on April 16, 1999, in Book 188 at Page 378, under Auditor's File No. 134874, Records of Skamania County, Washington, 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.

Dated this 14 day of January, 2014.

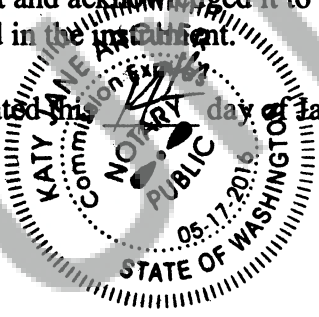
Clyde Kelly
CLYDE KELLY (Grantor)

Marilyn Kelly
MARILYN KELLY (Grantor)

STATE OF WASHINGTON)
) ss
County of Skamania)

I certify that I know or have satisfactory evidence that Clyde Kelly and Marilyn Kelly are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 14 day of January, 2014.



Name KATY JANE ARCHER
Notary Public in and for
the State of WASHINGTON
Commission expires: 5-17-2016