

When recorded return to:

Mr. and Mrs. Timothy J Tolbert
41 Melody Lane
Underwood, WA 98651

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S15-0132JA

Statutory Warranty Deed

THE GRANTOR Ben A. Van Horn and Melody Jo Van Horn, husband and wife for and in consideration of “\$225,000.00 PAID TO AN ACCOMMODATOR PURSUANT TO AN I.R.C. §1031 EXCHANGE” in hand paid, conveys and warrants to THE GRANTEE Timothy J Tolbert and Jolene E Tolbert, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: PTN LOTS 2 & 3 VAN HORN SHORT PLAT BK 3/PG 144 SEC 15 T3N R10E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 8, 9 AND 10 OF THE PRELIMINARY TITLE REPORT DATED MAY 7, 2015 FILE NUMBER S15-0132KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

Tax Parcel Number(s): 03-10-15-0-0-0202-00

31226
MAY 14 2015

Dated 5-13-15

PAID \$3,447.50
Melody Jo Van Horn
SKAMANIA COUNTY TREASURER

Ben A. Van Horn
Ben A Van Horn

Melody Jo Van Horn
Melody Jo Van Horn

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Ben A Van Horn and Melody Jo Van Horn are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 13, 2015

Julie A. Andersen
JULIE A. ANDERSEN

Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: June 17, 2018



EXHIBIT A

A parcel of land situated within the Northwest Quarter of the Southeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Lots 2 & 3 of the VAN HORN Short Plat as shown on the map thereof recorded in Book 3 at Page 144 of Short Plats.

EXCEPTING THEREFROM the following described parcel:

The South 307.0 feet of the East 313.79 feet of said Northwest Quarter of the Southeast Quarter as measured along the East and south lines thereof.

ALSO EXCEPTING THEREFROM the East 30 feet conveyed to Skamania County by instrument recorded May 9, 1934, Auditor File No. 19433, Skamania County Deed Records.

ALSO EXCEPTING That portion conveyed to Skamania County by instrument recorded March 11, 1976, in Book 70, Page 649, Skamania County Deed Records.

5/14/15

3-10-15-202

65.

Unofficial Copy