

When recorded return to:

MADELINE SELLERS
632 Woodard Creek RD.
Stevenson, wa 98648

QUIT CLAIM DEED

THE GRANTOR(S)

NATHAN C. SELLERS

for and in consideration of

Divorce Decree

in hand paid, conveys and quit claims to

MADELINE A SELLERS

the following described real estate, situated in the County of

Skamania,

State of Washington

together with all after acquired title of the grantor(s) herein:

EX. A

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

51978

JUL 20 2016

PAID

Exempt
by deputy

SKAMANIA COUNTY TREASURER

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):

02062740020100 Jm 7/19/16

Dated:

Nathan Sellers

STATE OF Missouri
COUNTY OF St. Charles

ss.

I certify that I know or have satisfactory evidence that

Nathan Sellers (is/are) the person(s) who appeared
before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 12-20-14

Christy Harlan

Notary name printed or typed: Christy Harlan
Notary Public in and for the State of Missouri
Residing at 1200 W. Peck Rd
My appointment expires: May 29 2016



CCTC 12289 DT SK
102692
COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name

Address

City, State, Zip

BOOK 104 PAGE 277

FILED FOR RECORD
THIS SPACE PROVIDED FOR THE BOARDER'S USE:
BY CLARK COUNTY TITLE
FEB 19 12 32 PM '87
Auditor
GARY H. OLSON

Statutory Warranty Deed

THE GRANTOR SCHOOL DISTRICT NO. 2, SKAMANIA COUNTY, WASHINGTON.

for and in consideration of Ten Dollars and other good and valuable consideration
in hand paid, conveys and warrants to NATHAN C. SELLERS and MADELEINE A. SELLERS, husband and wife
the following described real estate, situated in the County of Skamania, State of Washington:

Lot 1 of SKAMANIA SCHOOL DISTRICT No. 2, Short Plat recorded November 20, 1984,
in Book 3 of Plats, page 70, under Auditor's File No. 98511, records of said County.

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HEREOF.

Skamania County Assessor
Date 7-19-86 Parcel# 2-6-27-4-0-201-00 11217

REAL ESTATE EXCISE TAX
FEB 19 1987

PAID Exc. Tax
Skamania County
SKAMANIA COUNTY TREASURER

Dated February 19, 1987

SKAMANIA SCHOOL DISTRICT NO. 2

By: Clayton L. Anderson
Clayton L. Anderson, Superintendent

STATE OF WASHINGTON
COUNTY OF Clark

On this day personally appeared before me

Clayton L. Anderson

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 purposes therein mentioned.

Notary Public in and for the State of Wash-
ington, residing at Vancouver

FORM 3159 (Washington)

My commission expires: 6-9-90

STATE OF WASHINGTON
COUNTY OF

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary,

respectively, of the corporation that executed the foregoing instrument and acknowledged
the said instrument to be the free and voluntary act and deed of said corpor-
ation, for the uses and purposes therein mentioned, and on oath stated that
he was authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.

Notary Public in and for the State of Washington, residing at

Registered 5

Notary Public in and for the State of Washington, residing at

5

Transaction in compliance with County Subdivision Ordinance
Skamania County Assessor: By: MC 2-6-27-4-101

BOOK 104 PAGE 278

EXHIBIT "A"

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Ingress, egress and utilities
Area affected: 20 feet of said property
Disclosed by: Instrument recorded under Recording No. 98511, Book 3, page 70

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a corporation
Purpose: Electric transmission and distribution line
Area affected: Said premises and other property
Disclosed by: Decree of Appropriation dated February 20, 1956, recorded in Book 41 of Deeds at page 210 under Auditor's File No. 50115.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Pope & Talbot, Inc., a corporation
Purpose: Right of way for a logging truck road
Area affected: Said premises and other property
Recorded: August 6, 1956
Recording No.: Book 42, page 130, Auditor's File No. 50984

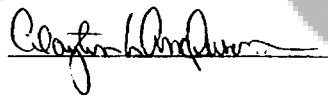
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Drainage field
Area affected: Said premises and other property
Disclosed by: Instrument recorded under Recording No. Book 54, page 220

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Purpose: Water pipeline
Area affected: Said premises
Disclosed by: Instrument recorded under Recording No. Book 48, page 446

SKAMANIA SCHOOL DISTRICT NO. 2



SKAMANIA COUNTY
FILED
 FEB - 2 2012
 SHARON K. VANCE, CLERK
 DEPUTY

**SUPERIOR COURT OF WASHINGTON
 COUNTY OF SKAMANIA**

In re the Marriage of:

NATHAN SELLERS,

No. 11-3-00047-3

Petitioner,

Decree of Dissolution (DCD)

and

MADELINE ANN SELLERS,

Respondent.

I. Judgment/Order Summaries

1.1 Restraining Order Summary:

Does not apply.

1.2 Real Property Judgment Summary:

Real Property Judgment Summary is set forth below:

02062740026100
 Assessor's property tax parcel or account number:

1.3 Money Judgment Summary:

Does not apply.

End of Summaries

II. Basis

Findings of Fact and Conclusions of Law have been entered in this case.

III. Decree

It Is Decreed that:

3.1 Status of the Marriage

The marriage of the parties is dissolved.

3.2 Property to be Awarded the Husband

The husband is awarded as his separate property the following property:

- All right, title and interest in in Petitioner's Western Metal Pension.
- All right, title and interest in the 2001 Dodge Ram 1500, VIN Number 387HF137X1M264634 with an estimated net value of \$5,000.
- All right, title and interest in the 1988 Chevrolet Suburban, VIN Number 1GNEV16KXJF104264 with an estimated net value of \$1,500.
- All right, title and interest in the 2001 Suzuki Aerio, VIN Number JS2RA415625104337 with an estimated value of \$2,750.
- Belgian Malinois named Rango
- Belgian Malinois named Quila
- All right, title and interest in any and all bank accounts in Petitioner's name alone.

- All right, title and interest in any and all property acquired by Petitioner since the date of separation.
- All right, title and interest in any and all property acquired by Petitioner since the date of separation.

3.3 Property to be Awarded to the Wife

The wife is awarded as her separate property the following property:

- With the exception of the two Belgian Malinois (Rango and Quila), all right, title and interest in the business known as Cascade Kennel, including all assets, inventory, equipment, supplies, accounts receivable and accounts payable. The net value of the business is approximately \$75,000.
- All right, title and interest in the real property located at 632 Woodard Creek Road, Stevenson, Washington 98648.
- All right, title and interest in the 2002 Volvo S80, VIN Number YV1TS94D7Y1122816 with an estimated net value of \$4,500.
- All right, title and interest in the 2002 Kia Sportage, VIN Number KNDJA7231Y5626916 with an estimated value of \$4,655.
- All right, title and interest in the 1996 Chevrolet Geo Metro, VIN Number 2C1MR2297T6781347 with an estimated value of \$500.
- All right, title and interest in any and all bank accounts in Respondent's name alone.
- All household furniture, furnishings and appliances.
- All right, title and interest in any and all property acquired by Respondent since the date of separation.

3.4 Liabilities to be Paid by the Husband

The husband shall pay the following community or separate liabilities:

- Capital One Credit Card with an approximate total balance of \$3,500.
- PAL (personal access line of credit) account with IQ credit union with an approximate total balance of \$3,150.

- Dell loan with an approximate total balance of \$758.
- Riverview Bank loan with an approximate total balance of \$1,000.
- Les Schwab account with an approximate total balance of \$610.
- LaCamas Credit Union Quick Draw Account with a total approximate balance of \$459.37.
- Except as provided for herein, any and all debts associated with the property awarded to Petitioner.
- Any and all debts incurred by Petitioner since the date of separation.

Unless otherwise provided herein, the husband shall pay all liabilities incurred by him since the date of separation.

3.5 Liabilities to be Paid by the Wife

The wife shall pay the following community or separate liabilities:

- Any and all debts associated with the business known as Cascade Kennel.
- The mortgage(s) and any and all other encumbrances owing on the real property located at 632 Woodard Creek Road, Stevenson, Washington.
- Chase Credit Card with an approximate total balance of approximately \$9,000.
- Except as provided for herein, any and all debts associated with the property awarded to Respondent.
- Any and all debts incurred by Respondent since the date of separation.

Unless otherwise provided herein, the wife shall pay all liabilities incurred by her since the date of separation.

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3.6 Hold Harmless Provision

Each party shall hold the other party harmless from any collection action relating to separate or community liabilities set forth above, including reasonable attorney's fees and costs incurred in defending against any attempts to collect an obligation of the other party.

3.7 Maintenance

Commencing November 1, 2011 the husband shall pay the wife \$500 per month in maintenance for a period of six months. Maintenance shall be paid directly to the wife on the first day of every month. The last maintenance payment shall be paid on April 1, 2012. The obligation to pay maintenance shall terminate on the first of the following events:

- April 1, 2012 payment
- Death of either party
- Remarriage of the wife

Payments shall be made directly to the wife.

3.8 Continuing Restraining Order

Does not apply.

3.9 Protection Order

Does not apply.

3.10 Jurisdiction Over the Children

Does not apply because there are no dependent children.

3.11 Parenting Plan

Does not apply.

3.12 Child Support

Does not apply.

3.13 Attorney Fees, Other Professional Fees and Costs

Does not apply.

3.14 Name Changes

Does not apply.

3.15 Other

None.

Dated: 7/2/12

[Signature]
Judge/Commissioner

Presented by:

A signature below is actual notice of this order.

Approved for entry:

Notice for presentation waived:

[Signature]
THOMAS J. FOLEY
Attorney for Petitioner
WSBA #17054

Date

Madeline A. Sellers 10-18-11
MADELINE A. SELLERS
Pro Se Respondent

Date

[Signature]
NATHAN SELLERS
Petitioner

Unofficial
Copy

State of Washington } SS
County of Skamania }

I Sharon K. Vance, County Clerk of the Superior Court of Skamania County, Washington, DO HEREBY CERTIFY that this instrument, consisting of 16 page(s), is a true and correct copy of the original now on file and of record in my office and, as County Clerk, I am the legal custodian thereof.

Signed and sealed at Stevenson, Washington
on date 5/7/2014 Sharon K. Vance
Sharon K. Vance County Clerk
Wendy Deputy