

When recorded return to:

**AmeriTitle**  
Post Office Box 1609  
Roseburg, OR 97470  
# 12396

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A  
JUL 03 2017

PAID See excise # 32617  
by deputy  
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED and BILL OF SALE  
(Fulfillment)**

THE GRANTOR, **Walter Kirkpatrick, a married man as his separate estate**, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is acknowledged, conveys, warrants, sells, assigns, transfers and delivers to **ROBIN TY OVEREEM and SARAH CAIN**, unmarried individuals, the following described Real and Personal Property, located at: 39 Private Lake Road, White Salmon, WA 98672, situated in the County of Skamania, State of Washington, as well as all of Grantor's right, title and interest in and to all items of Personal Property related in ownership to said Real Property.

The Real Estate and Personal Property is described as:

**A Leasehold interest in Northwestern Lake Cabin Site 39 on Government Lot 2, Section 2, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, including ownership of certain real and/or personal property; namely the cabin building and any outbuildings associated with Site 39 described above.**

Tax Assessor's Parcel Number: 43-10-02-0-0-0439-00

Skamania County Assessor  
Date 7-3-17 Parcel# 43-10-02-0-0-0439-00  
Jm

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 1, 2017, 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.

Real Estate Excise Tax was paid on this sale or stamped exempt on JUNE 5, 2017 receipt number 32612.

Grantor warrants that Grantor has good title to the Real and Personal Property described herein; that Grantor has the right and authority to convey, warrant, sell, assign, transfer and deliver the Real and Personal Property; and that any interest of Grantor in the Real and Personal Property is free and clear of liens, security interests, encumbrances and adverse claims except that the land where situated is owned by Pacific Power and Light Company (PacifiCorp) and Grantor makes no warranty regarding the land.

Said Real and Personal Property is otherwise transferred herein in its "as-is-where-is" condition, and without any other representation or warranty of Grantor, expressed or implied.

This Statutory Warranty Deed and Bill of Sale is intended to pass title to the Real and Personal Property irrespective of whether any of said Real and Personal Property is correctly characterized as a fixture as a matter of law.

Dated: June 2, 2017

GRANTOR:

  
 \_\_\_\_\_  
 Walter Kirkpatrick

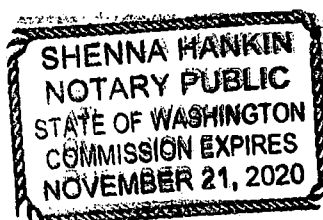
State of Washington

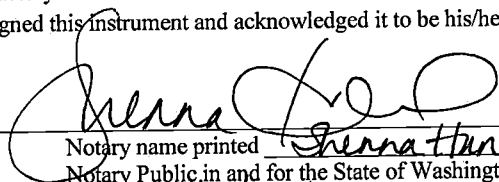
ss.

County of Klickitat

I certify that I know or have satisfactory evidence that WALTER KIRKPATRICK is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 2, 2017



  
 \_\_\_\_\_  
 Notary name printed Shenna Hankin  
 Notary Public in and for the State of Washington  
 Residing at Underway  
 My appointment expires Nov 21, 2020