

When recorded return to:

Steve P. Hamilton and Annette Hamilton
431 Boulder Ridge Drive
Carson, WA 98610

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Pl, Suite 100
Vancouver, WA 98683

Escrow No.: 622-95518

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A

JAN 10 2018

PAID See Note 31851 dtd 1/24/16
by deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED
Fulfillment

THE GRANTOR(S)

Richard H. Estey

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to

Steve P. Hamilton and Annette Hamilton

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: Lot 19 of The Boulder Ridge Estates Plat Under AF 2009174613

Tax/Map ID(s):

Tax Parcel Number(s): 03-75-01-4-0-1900-00,

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 23, 2016 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 May 23, 2016, receipt number 31851.

Dated: December 13, 2017

Richard H. Estey

STATUTORY WARRANTY DEED

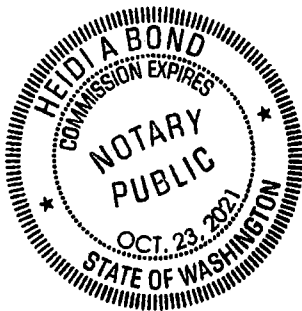
Fulfillment
(continued)

State of Washington

County of ~~Clark~~ Klickitat
HB

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

Dated: 12/28/2017



Heidi A Bond
Name: Heidi A Bond
Notary Public in and for the State of WA
Residing at: Klickitat County
My appointment expires: 102321

Unofficial Copy

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 03-75-01-4-0-1900-00

That portion of Lot 19 of BOULDER RIDGE ESTATES, according to the plat thereof recorded under Auditor's File No. 2009174613, records of Skamania County, State of Washington, described as follows:

Commencing at the Southeast corner of Section 1, Township 3 North, Range 7.5 East of the Willamette

Meridian, thence North 70° 34' 42" West 825.15' to the true point of beginning; thence along a 100.00' radius curve to the right 54.35', the long chord which bears North 70° 29' 46" West 53.68'; thence along

a 100.00' radius curve to the right 3.47', the long chord which bears North 53° 55' 59" West 3.47'; thence

North 52° 56' 22" West 151.55'; thence North 52° 56' 22" West 102.56'; thence along a 150.00' radius curve to the right 130.59', the long chord of which bears North 27° 59' 56" West 126.50'; thence North 86° 33' 39" East 459.96'; thence South 01° 23' 18" West 70.68'; thence South 30° 24' 12" West 280.28' to the true point of beginning.

Skamania County Assessor

Date 10-18

Parcel#

3-75-01-4-1900

Unofficial Copy