

When recorded return to:

Rick Nichols and Tamra Nichols
2238 E Street
Washougal, WA 98671

STATUTORY WARRANTY DEED

CL9471

The Grantor, **Margie J. Seals, as her separate estate**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Rick Nichols and Tamra Nichols, husband and wife**

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

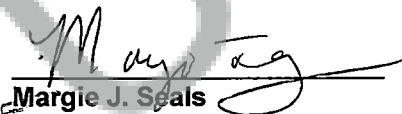
SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN LOTS 7 & 8, SILVER STAR ACRES**

Tax Parcel Numbers(s): **01 05 06 4 0 0102 00** 

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.


Dated: 19 Feb. 2018


Margie J. Seals

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33113

MAR - 1 2018

PAID \$1,168.00

SKAMANIA COUNTY TREASURER

STATE OF CA
 COUNTY OF RIVERSIDE } ss.

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

Dated: 2/19/2018

Thomas E. Coronel
 Signature of Notary
 Printed Name TOMAS ELEAZAR CORONEL
 Notary Public in and for the State of CA
 Residing at TEMECULA, CA
 My appointment expires: MARCH 1, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
 County of Riverside
 On 2/19/2018 before me, TOMAS ELEAZAR CORONEL, Notary Public, personally appeared MARGIE J. SEALS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.
Thomas E. Coronel
 Signature of Notary Public Notary Seal

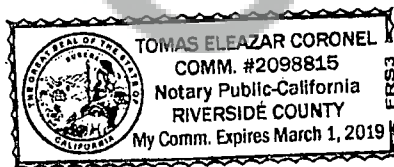


EXHIBIT "A"

A PORTION OF "SILVER STAR ACRES" RECORDED IN BOOK "A" OF PLATS, PAGE 153, SKAMANIA COUNTY AUDITOR'S RECORDS IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE "J.C.'S SHORT PLAT", AS SHOWN IN AUDITOR'S FILE NO. 2005157844, SKAMANIA COUNTY AUDITOR'S RECORDS, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF WARD ROAD; THENCE SOUTH 88°24'05" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 156.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 13°00'00" WEST, 141.00 FEET; THENCE NORTH 23°00'00" WEST, 39.00 FEET; THENCE SOUTH 73°32'00" WEST, 31.00 FEET; THENCE NORTH 16°43'00" WEST, 99.00 FEET; THENCE NORTH 53°00'00" EAST, 177.00 FEET; THENCE NORTH 00°39'33" EAST, 893.15 FEET TO THE NORTH LINE OF "SILVER STAR ACRES", AS SHOWN IN AUDITOR'S FILE NO. 2005157844; THENCE NORTH 88°49'52" WEST, ALONG SAID NORTH LINE, 188.58 FEET TO THE NORTHEAST CORNER OF LOT 1 (AUDITOR'S FILE NO. 2005157844); THENCE SOUTH 00°37'55" WEST, 1258.50 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor
Date _____ Parcel# _____