

AFTER RECORDING MAIL TO

Eli Lewis
Jennifer Saunders
PO Box 1342
Stevenson WA 98648
Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S17-0086JA

Statutory Warranty Deed
(FULFILLMENT)

THE GRANTOR Noah J. Magram, a married man as his separate estate for and in consideration of Fulfillment of Real Estate Contract Under Auditor's File No. 2017000667 in hand paid, conveys and warrants to THE GRANTEE Eli M Lewis, a single person and Jennifer L Saunders, a single person the following described real estate, situated in the County of Skamania, State of Washington.

Lots 5 and 6 of Block 2 of CASCADES ADDITION TO THE TOWN OF STEVENSON according to the official plat thereof on file and of record in Book A of Plats on Page 62, Records of Skamania County, Washington.

EXCEPT that portion thereof conveyed to John M. Nix, Jr. and wife, by deed dated April 10, 1950 and recorded April 20, 1950 at Page 61 of Book 33 of Deeds, Records of Skamania County, Washington;

Together with that portion of Lot 4 of Block 2 of CASCADES ADDITION TO THE TOWN OF STEVENSON aforesaid described as follows:

Beginning at the most Easterly corner of the said Lot 4; thence North 50° 58' West 33.4 feet; thence in a Southwesterly direction 50.6 feet to a point on the Southerly line of the said Lot 4 distant 55.2 feet from the point of beginning; thence along said Southerly line 55.2 feet to the point of beginning.

SUBJECT TO SPECIAL EXCEPTIONS 7 and 8 OF THE PRELIMINARY TITLE REPORT DATED March 13, 2017 FILE NUMBER S17-0086KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number: 03-07-36-3-4-2400-00 (DW)

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 27, 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 March 30, 2017 No. 32502

Dated 3-27-17
[Signature]
Noah J. Magram

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
N/A
MAR -6 2018
Refer to EXCISE #32502
PAID dtd 3-30-17
[Signature]
SKAMANIA COUNTY TREASURER

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Noah J. Magram the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 27, 2017
[Signature]
Tami Blake
Notary Public in and for the State of Washington
Residing at: Carson WA
My appointment expires: 08-09-2020

