

WHEN RECORDED RETURN TO
Joshua and Brianne Maxwell
782 Littlerock Creek Road
Cook, WA 98605

STATUTORY WARRANTY DEED
(FULFILLMENT)

THE GRANTOR ~~JULIA FRANK POND~~, Trustee of the George D. Frank
Administrative Trust 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 JOSHUA
and BRIANNE MAXWELL, husband and wife, the following described real estate, situated in the
County of SKAMANIA COUNTY, State of WASHINGTON.

Legal Description: A tract of land in the Southeast Quarter of Section 17, Township 3
North, Range 8 East of the Willamette Meridian, in the county of Skamania, State of
Washington, described as follows:

Lot 3 of the Durward & Janet Rogers Short Plat, recorded in Book 2 of Short Platx,
Page 40, Skamania County Records.

Excise No.: 25193, Dated August 22, 2005
Assessor's Account No.: 3-08-17-4-0-1203-00

This Deed is given in fulfillment of that certain real estate contract dated AUGUST 22,
2005 between ERIC J. JOHNSON, a single man, as Seller* and JOSHUA and BRIANNE
MAXWELL, husband and wife, as Purchaser, recorded Under Auditor's File No. 2005158427,
records of SKAMANIA County, Washington, 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.

*Seller's Interest was assigned By Mesne Assignments the last of which was in favor of
JULIA FRANK POND, Trustee of the George D. Frank Administrative Trust, Recorded
03/17/2015 as Auditor's File Number #2015000461 Skamania County, WA.

THIS DEED IS SUBJECT TO: any and all matters including Restrictions, Reservations,
Exceptions, Easements, Encumbrances, Liens, Rights of Way, Covenants and Conditions
apparent or Recorded and of Record.

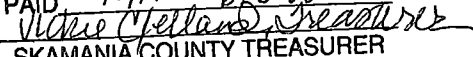
Dated: 4-2-18

BY: 
JULIA FRANK POND, Trustee
of the George D. Frank Administrative Trust

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

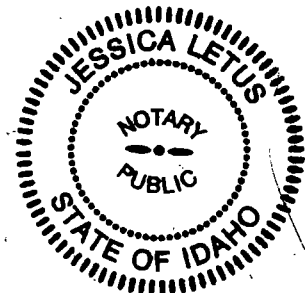
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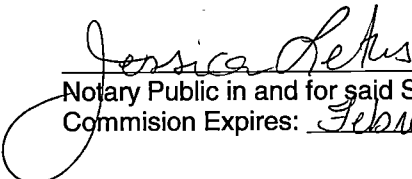
State of Idaho }
County of Kootenai } ss.

PAID N/A - See exc case #25193
DID 08.22.2005

SKAMANIA COUNTY TREASURER

On this 2nd day of April in the year of 2018 before me the undersigned, a Notary
Public in and for said State, personally appeared JULIA FRANK POND known or identified to me
to be the person(s) whose name(s) is/are subscribed to the within instrument, as Trustee of the
George D. Frank Administrative Trust and acknowledged to me that he/she/they executed the
same in her authorized capacity as Trustee of said Trust, and that by herr signature(s) on the
foregoing instrument, the Trust executed the instrument and acknowledged the same for the
purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.




Notary Public in and for said State
Commision Expires: February 8, 2022