

When recorded return to:

Joseph Rex Swofford and Debra Ann Swofford
211 Nagel Road
Washougal, WA 98671

STATUTORY WARRANTY DEED
(Fulfillment)

THE GRANTOR **Duane Woodruff and Ruth Woodruff, husband and wife**
for and in consideration of **Fulfillment of Real Estate Contract**
in hand paid, conveys, and warrants to **Joseph Rex Swofford and Debra Ann Swofford, husband and wife**

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

LOT 1 OF THE DWIGHT "MIKE" SIEVERS SHORT PLAT, RECORDED IN BOOK "2" OF SHORT PLATS, PAGE 122, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Tax Parcel Number(s): **02 05 28 1 0 0210 00** Skamania County Assessor
Date 5-9-18 Parcel# 02052810021000
fm

SUBJECT TO covenants, conditions, restrictions, reservations, easement and agreement of record, if any.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated the 23rd of January, 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 January _____, 2017 receipt number

Dated: **January 23, 2017**

Duane K. Woodruff
Duane Woodruff

Ruth Woodruff
Ruth Woodruff

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
N/A
MAY - 9 2018
Refer to excise # 32377
PAID dtd 1-26-17
Christy Taber Deputy
SKAMANIA COUNTY TREASURER

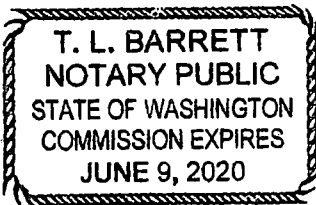
STATE OF WASHINGTON

SS.

COUNTY OF Clark

I certify that I know or have satisfactory evidence that **Duane Woodruff and Ruth Woodruff** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 24th, 2017



[Signature]
Notary Public in and for the State of Washington
Residing at **Vancouver**
My appointment expires: **6/9/2020**