

After recording, return to:

Brian K. Gerst
GERST LAW, PLLC
4001 Main Street, Suite 309
Vancouver, WA 98663

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
N/A
MAY 23 2018

PAID *Excise, 6540 dtd 3/16/79*
Cy. Deputy
SKAMANIA COUNTY TREASURER

Tax Parcel No. 02053420040200
Section 34, T2N, R5E, W.M.

Space Above for Recording Information Only

18-144321

STATUTORY WARRANTY DEED
(Fulfillment)

THE GRANTOR, Carl E. Lehman, for valuable consideration, conveys and warrants to GRANTEE, Lucille B. Melcher, the following described real estate situated in Skamania County, Washington:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 00° 40' 49" West along the East line of said subdivision 454.74 feet; thence South 77° 12' 20" West 51.40 feet to a point on the South edge of a 60 foot wide driveway, being the initial point of the parcel hereby described; thence continuing South 77° 12' 20" West along the South edge of said 60 foot wide driveway 291.95 feet; thence South 08° 06' 30" East to intersection with the North edge of the right of way of the Washougal River Road as conveyed to Skamania County by Deed recorded under Auditor's File No. 70977; thence Northeasterly along the North edge of the right of way of said Washougal River Road to a point which bears South 11° 59' 08" East from the true point of beginning; thence North 11° 59' 08" West 86.32 feet to the initial point of the tract hereby described.

TAX PARCEL NUMBER 02053420040200

Skamania County Assessor
Date 5-23-18 Parcel# 02053420040200
Ym

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 27, 1978 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. *Excise # 6540 Recorded 3-16-1979 BK 76/9205*

DATED: April 21, 2018.

Carl E. Lehman
Carl E. Lehman

STATE OF WASHINGTON)
: ss.
County of Skamania)

I certify that Carl E. Lehman appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 21 day of April, 2018.



Chindaphan Gerst
NOTARY PUBLIC for the State of Washington,
Residing in Skamania County
My Commission Expires: Oct 9, 2018