



00000663201900013390030033

AFTER RECORDING MAIL TO:

Dallas Hughes
231 Old Detour Road
Carson, WA 98610

STATUTORY WARRANTY DEED

THE GRANTOR JOHN MCCALLUM, A SINGLE PERSON, for and in consideration of the fulfillment of the real estate Contract under auditor file number 2017002179, in hand paid, conveys and warrants to DALLAS HUGHES, the following described real estate, situated in the County of Skamania, State of Washington:

NW ¼ SEC 17 T3N R8E

FULL LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Assessor's Property Tax Parcel/Account Number:

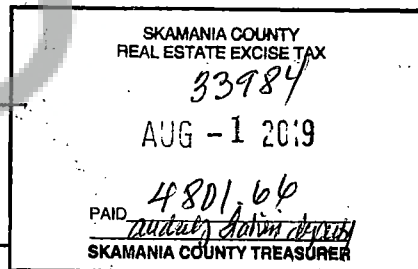
03-08-17-2-0-0160-00 *lm 8/1/19*

This deed is given in fulfillment of that certain real estate contract between the parties hereto, date October 2, 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 Sales Tax was paid on this sale on date: _____, Record number _____.

Dated: 10-16-17


John McCallum



STATE OF Washington)
County of Skamania) ss.

On this 16 day of Oct., 2017, personally appeared before me, John McCallum, to me known to be the same person described above and who executed the within instrument and acknowledged to me that he executed the same as his free and voluntary act.

Given under my hand and official seal this 16 day of Oct, 2017.

Notary Public
State of Washington
SANDY K SEAMAN
My Appointment Expires Aug 19, 2019


Notary Public in and for the State of Washington,
residing at Skamania County.

My Commission Expires: 8/19/19

EXHIBIT A

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

Beginning at the Northwest Corner of Section 17; thence South $00^{\circ}57'20''$ West along the West line of said Section 17 a distance of 1,321.79 feet to the centerline of the county road known and designated as the Old Detour Road (County Road No. 2331) being the initial point of the tract hereby described; thence South $00^{\circ}57'20''$ West along the West line of said Section 17 a distance of 495.68 feet to the North right of way line of the B.P.A. Transmissions Line (Hanford-Ostrander); thence North $61^{\circ}43'30''$ East 238.35 feet; thence North $00^{\circ}57'20''$ East 418.27 feet to the centerline of Old Detour Road; then Easterly along the centerline of said Old Detour Road 211.5 feet, more or less, to the initial point;

EXCEPT that portion conveyed to Skamania County by instrument recorded January 18, 1978 in Book 74, Page 136, Skamania County Records.

Skamania County Assessor

Date 8-1-19 Parcel# 03081720016000

JW