



00006579202000036230040041

WHEN RECORDED RETURN TO:

Wesley Heustess
101 Maxfield Lane
White Salmon, WA 98672

DOCUMENT TITLE(S):
Statutory Warranty Deed (Fulfillment)

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:
Fulfillment of Real Estate Contract AFN 2017001073

THE GRANTOR:

Michael A Carnahan, as his separate estate and Robert D Carnahan, as his separate estate, as to Parcel I and Michael A Carnahan, as his separate estate, as to Parcel II

THE GRANTEE:

Wesley Heustess, an unmarried man

ABBREVIATED LEGAL DESCRIPTION:

Lots 3,4 & 5 Blk 1 FIRST ADD TO UNDERWOOD Bk A/Pg 19

Full Legal Description on page 4

TAX PARCEL NUMBER(S):

03-10-23-2-3-0700-00, 03-10-23-2-3-0600-00

Skamania County Assessor

Date 12-22-20 Parcel# 0310 2323 0700 00
0310 2323 0600 00

YM

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A

DEC 22 2020
refer to Excise 32599
OTD 5-30-2017

PAID

SKAMANIA COUNTY TREASURER

Columbia Gorge Title
Escrow Number: S20-0682JA

Statutory Warranty Deed (FULFILLMENT)

THE GRANTOR Michael A. Carnahan, as his separate estate and Robert D. Carnahan, as his separate estate, as to Parcel I and Michael A Carnahan, as his separate estate, as to Parcel II for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT AFN 2017001073 in hand paid, conveys and warrants to THE GRANTEE Wesley Heustess, an unmarried man the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Lots 3,4 & 5 Blk 1 First Addition To The Town Of Underwood Bk A/Pg 19

Tax Parcel Number: 03-10-23-2-3-0700-00, 03-10-23-2-3-0600-00

Skamania County Assessor

For Full Legal See Attached Exhibit "A"

Date 12-22-20 Parcel# 03102323070000
Ym 03102323060000

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated MAY 18, 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 MAY 30, 2017 No. 32599.

Dated

12/14/20

Michael A. Carnahan

Michael A Carnahan

Robert D. Carnahan

Robert D Carnahan

(Dec 10, 2020)

Robert D. Carnahan

STATE OF

Utah

COUNTY OF

SUMMIT

SS:

I certify that I know or have satisfactory evidence that Michael A Carnahan the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this Statutory Warranty Deed (Fulfillment).

Dated:

Dec 14, 2020

Alisa Robinson

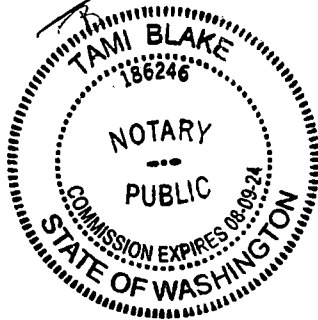


Notary Public in and for the State of Utah
Notary Public - State Residing at: SUMMIT COUNTY
My appointment expires: 1/24/2022
ALISA ROBINSON
Commission #698622
My Commission Expires
January 24, 2022

STATE OF Washington
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that **Robert D Carnahan**
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 Statutory Warranty Deed (Fulfillment).

Dated: December 17, 2020 Tami Blake



Notary Public in and for the State of Washington
Residing at: Stevenson
My appointment expires: 08-09-2024

Unofficial Copy

EXHIBIT "A"

PARCEL I: 03-10-23-2-3-0700-00

Lots 4 and 5 of Block 1 of the FIRST ADDITION TO THE TOWN OF UNDERWOOD, according to the Plat thereof, recorded in Book 'A' of Plats, Page 19, Skamania County Plat Records.

EXCEPTING THEREFROM that portion conveyed to the State of Washington by Deed recorded July 31, 1946 in Book 31, Page 148, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Washington by Deed recorded February 2, 1935 in Book 'Y', Page 101, Skamania County Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Washington by Deed recorded January 3, 1935 in Book 'Y', Page 94, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the Spokane, Portland and Seattle Railway Company, by Deed recorded February 7, 1914 in Book 'O', Page 541, Skamania County Records.

PARCEL II: 03-10-23-2-3-0600-00

Lot 3, Block 1 of the FIRST ADDITION TO THE TOWN OF UNDERWOOD, according to the Plat thereof, recorded in Book 'A' of Plats, Page 19, Skamania County Plat Records.

EXCEPTING THEREFROM: Beginning at the Southeast corner of said Lot 3; thence Westerly along the South line of the said Lot 3 a distance of 3 feet, 10 inches; thence in a Northerly direction in a straight line to the Northeast corner of the said Lot 3; thence Southerly along the East line of the said Lot 3 to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Washington by Deed recorded July 31, 1946 in Book 31, Page 148, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Washington by Deed recorded February 2, 1935 in Book 'Y', Page 101, Skamania County Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Washington by Deed recorded January 3, 1935 in Book 'Y', Page 94, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the Spokane, Portland and Seattle Railway Company, by Deed recorded February 7, 1914 in Book 'O', Page 541, Skamania County Records.

Skamania County Assessor

Date 12-22-20 Parcel# 03/02323 0700 00
03102323 060000

JM