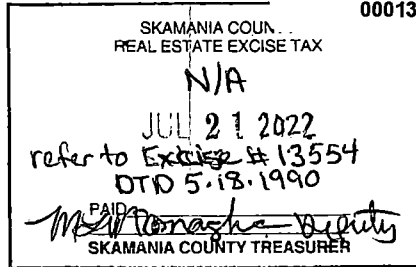


CHMELIK SITKIN & DAVIS P.S.
1500 Railroad Avenue
Bellingham, WA 98225
(360) 671-1796



STATUTORY WARRANTY FULFILLMENT DEED

Grantor(s):	RODNEY L. HORA
Grantee(s):	JACK D. & CHARMAINE L. KRUGER
Legal Description (Abbreviated):	LOT 3 OF THE M.E. CRISTAL SHORT PLAT
Assessor's Tax Parcel ID #(s):	02052320040100 <i>PHW</i> Skamania County Assessor
Reference Number of Related Document(s):	1775-109251 Date <i>7/21/22</i> Parcel # <i>02052320040100</i>

The Grantor, RODNEY L. HORA, for and in consideration of satisfaction of the terms of a real estate contract and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, JACK D. & CHARMAINE L. KRUGER, the following described real estate, situated in the County of Skagit, State of Washington:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 5, EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS;

THE SOUTH 200 FEET OF THE NORTH 1,200 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 23;

EXCEPT THAT PORTION LYING EASTERLY OF THE THREAD OF THE WASHOUGAL RIVER, AND EXCEPT WASHOUGAL RIVER ROAD, ROAD #11060

ALSO TO BE KNOWN AS LOT 3 OF THE M.E. CRISTAL SHORT PLAT, RECORDED AUGUST 25, 1977 UNDER AUDITOR'S FILE NO. 84719 IN BOOK 1 OF SHORT PLATS, PAGE 85, RECORDS OF CLARK COUNTY.

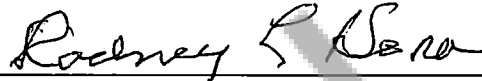
This deed is given in full satisfaction of that certain Real Estate Purchase and Sale Agreement dated May 15, 1990 (recorded under Skamania County Auditor's File No. 1775-109251), wherein Grantor herein is Seller and Grantee herein is Buyer, and conditioned for the conveyance of the above described property. 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 receipt number 13554 on or about May 18, 1990.

Dated this 30th day of June, 2022.

GRANTOR:

RODNEY L. HORA



BY: RODNEY L. HORA

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me RODNEY L. HORA to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of June, 2022.



Print Name: Sara R. Sweetin
NOTARY PUBLIC in and for the
State of Washington, Residing at Lynden
My Commission Expires: 12/5/2025

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