

Skamania County, WA
Total: \$205.50
DEED
Pgs=3

2023-000961

07/17/2023 10:00 AM

Request of: CALEB SCOTT



WHEN RECORDED RETURN TO

Caleb D. Scott
1411 Metzger Road
Carson, WA 98610

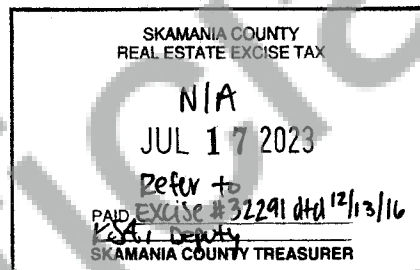
Reference Nos.:

Grantors : Ralph O. Hatfield and Edith E. Hatfield, husband and wife

Grantees : Caleb D. Scott, a single man

Tax Parcel No.: 03072540130000

Legal Description: See attached Exhibit A.



WARRANTY FULFILLMENT DEED

THE GRANTORS, RALPH O. HATFIELD and EDITH E. HATFIELD, husband and wife, 1042 Loop Road, Stevenson, Washington 98648, for and in consideration of \$90,000.00 and other valuable consideration, in hand paid, conveys and warrants to CALEB D. SCOTT, a single man, 1411 Metzger Road, Carson, Washington 98610, the following described real estate, situated in the County of Skamania, State of Washington:

991 Kanaka Creek Road
Stevenson, WA 98648

Ref # - 2016002622

See attached Exhibit A for full legal description.

Original excise
32291 DTD 12/13/2016
CS

Tax Parcel No. 03072540130000 4M 7/17/23

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 10, 2016, recorded under Auditor's File No. 2016002622, Skamania County, Washington, 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.

Dated this 14 day of July, 2023.

Ralph O. Hatfield
RALPH O. HATFIELD, Grantor

Edith E. Hatfield
EDITH E. HATFIELD, Grantor

STATE OF WASHINGTON)

: ss.

County of Clark)

On this day personally appeared before me Ralph O. Hatfield and Edith E. Hatfield, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of November, 2016.



F. James Mayhew
Notary Public for the State of Washington
My Commission Expires: 5/01/2017

EXHIBIT "A"

That portion of the Southwest Quarter of the Southeast Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Westerly of County Road No. 2062, designated as Kanaka Creek Road described as follows:

Beginning at the intersection of the Westerly line of Kanaka Creek Road and the South line of said Section 25; thence West along the South line of the said Section 25 a distance of 772 feet; thence North 15° 43' East 982.7 feet; thence South 50° 44' East 275 feet; thence South 26° 03' East 383.6 feet; thence South 16° 47' East 447.8 feet to the point of beginning;

EXCEPT a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power Administration's Bonneville Coulee No. 1 and 2 transmission lines;

AND EXCEPT that portion thereof lying Northerly of a transmission line easement 87 ½ feet in width granted to the United States of America by Deed dated May 7, 1963, and recorded May 17, 1963, at Page 292 of Book 51 of Skamania County, Washington.

TOGETHER WITH: 1977 Broadmore 14x66 @88966 Mobile Home

Skamania County Assessor
Date 12-13-16 Parcel# 3-7-25-4-1300
JD

Skamania County Assessor
Date 7-17-23 Parcel# 0307254030000
M