



AFTER RECORDING MAIL TO:

Sam & Debbie Davis
82 Mt St Helens Dr
Cougar, WA, 98616

Skamania County
Real Estate Excise Tax

N/A

JUL 11 2024

refer to Excise 24614

PAID DTD 1/24/2005

Skamania County Treasurer
McDonagh Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

(Fulfillment)
STATUTORY WARRANTY DEED

File No: **4283-4174476 (LZ)**

Grantor(s): **Claudia Timmerman, individually and surviving spouse of Homer Ballos**

Grantee(s): **Sam & Debbie Davis, a married couple**

Abbreviated Legal: **Lot 7 4-PEAKS SUB Bk B/Pg 60**

Additional Legal on page:

Assessor's Tax Parcel No(s): **07060820070000**

THE GRANTOR(S) Claudia Timmerman, individually and surviving spouse of Homer Ballos, for and in consideration of **Fulfillment of Real Estate Contract** in hand paid, conveys, and warrants to **Sam & Debbie Davis, a married couple**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

Lot 7 of 4 PEAKS SUBDIVISION, according to the plat thereof, recorded in Book 'B' of Plats, Page 60, in the County of Skamania, State of Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **December 29, 2004**, 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.

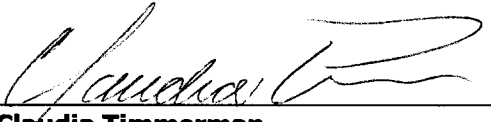
Real Estate Excise Tax was paid on this sale or stamped exempt on **January 24, 2005**, Rec. No. **2005156012**. Excise Tax Receipt number 24614

APN: 07060820070000

Statutory Warranty Deed
- continued

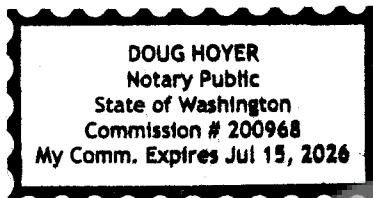
File No.: 4283-4174476 (LZ)


Dated: 7/5/2024


Claudia Timmerman

STATE OF Washington)
COUNTY OF Cowlitz)-ss.

This record was acknowledged before me on 07/05/2024 by **Claudia Timmerman**.




Notary Public
My commission expires: 07/15/26