

18286

WARRANTY DEED

GEO. OGDEN, Jr. and BETTY J. OGDEN, husband and wife,
as grantors, grant, convey and warrant to GEORGE LESTER COOK and
THERESE COOK, husband and wife, of Star Route Box 123, Trillium
Trail, Underwood, WA 98651, the following described real property
in the County of Skamania, State of Washington:

The South 44 feet of even width of Lot 9, ORINGTON
HEIGHTS, according to the official plat thereof on
file and of record at Page 146 of Book A of Plats
in the Records of Skamania County, Washington

SUBJECT TO AND EXCEPTING THEREFROM:

1. To the restriction that unlimited by
any period of time that neither that
portion of Lot 9 conveyed nor that
portion of Lot 9 which has been retained
will ever be used for residential or
commercial purposes and will only be
used for ingress and egress in compliance
with state and local laws.
2. The lien of any Real Estate Excise Sales
Tax upon any sale of said property, if
unpaid.
- OK
KLA 3. Easements for mains, laterals, pipelines
and reservoirs of Public Utility District
No. 1 of Skamania County, a municipal
corporation.
4. Easement for pipeline, granted by Charles
Graves et ux., to J. W. Shipley and Harry J.
Card, dated May 24, 1937, recorded September 8,
1937, in Book 2, page 407, Skamania County
Deed Records. (Exact location not given)
5. Restrictive Covenants, including the terms
and provisions thereof, dated February 25,
1974, in Book 66, Page 306, Skamania County
Deed Records, as amended by instrument recorded
June 29, 1976, in Book 71, page 162, Skamania
County Deed Records.
6. 20-foot set back line, as set forth in Restrictive
Covenants shown above.
7. That any roadway constructed across the above
premises shall have installed and there shall
be maintained thereafter with a hard dust free
surface for the traveled portion of said roadway.
That failure to maintain said hard dust free
surface of the roadway shall give to the grantors,
and their successors in interest to the lands
to the North, in addition to any other rights
they may have for a violation of this restriction,
the right to bring such proceedings in law or equity
to enforce this provision with all court costs and
attorney fees to be paid by the party breaching this

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provision. This restriction runs with the lands being sold and for the benefit of the lands retained by the grantors to the North and will be in existence for a period of 25 years from date. Failure by grantors or their successors to enforce the same at any time shall not be deemed a waiver of the right to enforce the same for any later violation.

The true and actual consideration for this transfer is \$1.00 plus other value given or promised.

WITNESS the hands and seals of the grantors this 7th day of August, 1980.

Geo. Ogden, Jr. (SEAL)
Geo. Ogden, Jr.

Betty J. Ogden (SEAL)
Betty J. Ogden

STATE OF WASHINGTON

County of KICKITAT

ss.

August 7th, 1980.

Personally appeared GEO. OGDEN, Jr. and BETTY J. OGDEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

(SEAL)

Notary Public for Washington
My commission expires. 7th

No. **7643**
TRANSACTION EXCISE TAX
AUG 13 1980
Amount Paid 1.00
Skamania County
By Geo. Ogden, Jr.

COUNTY OF SKAMANIA

WE HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Geo. Ogden, Jr. ON August 13, 1980 AT Skamania, Wash. WAS RECORDED IN BOOK 518 OF Deeds AT Skamania, Wash. RECORDS OF SKAMANIA COUNTY, WASH. COUNTY CLERK

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