



SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON
1100 SECOND AVENUE SEATTLE, WASHINGTON 98101 MAIN 3-0470

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

BOOK 83 PAGE 473

IS SPACE RESERVED FOR RECORDER'S USE
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
John M. Richards
OF 3517 Creek Ct., The Dalles OR
AT 1:30 5-29-84
WAS RECORDED BY 83
Deed 473
RECORDS OF SKAMANIA COUNTY WITH
Harry M. Olson
COUNTY AUDITOR
E. Macfarland DEPUTY

NO. 217
TRANSACTION EXCISE TAX
MAY 29 1984
Amount Paid 4437
By Skamania County Treasurer

JBR
Sp/ey

Warranty Fulfillment Deed

THE GRANTOR JAMES B. ROBERSON and SHARLEEN J. ROBERSON

for and in consideration of NINE THOUSAND FIVE HUNDRED AND NO/100

in hand paid, conveys and warrants to JOHN M. RICHARDS and SHIRLEY M. RICHARDS

the following described real estate, situated in the county of Skamania, State of Washington:

Lot 1 The Northwest one-quarter of the North 528 feet of the West one-half of the Southeast one-quarter of the Northwest one-quarter of Section 21, T. 3 N., R. 10 E., W. M., Skamania County, Washington (also known as Lot 1 of the Roberson-Short Plat filed in Book of Short Plats at pages 50A to 50C Records of Skamania County Auditor).

SUBJECT TO: A 10 foot wide road easement along the South 10 feet of said Lot 1.

TOGETHER WITH an easement over the North 10 feet of the South Half of said North 528 feet of said subdivision.

(continued on reverse side hereof)

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 1977 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.

Excise tax paid
Receipt # 4437
12/30/76

Dated this 12/30/76 day of November, 1977

97853



James B. Roberson (SEAL)
Sharleen J. Roberson (SEAL)

STATE OF WASHINGTON

County of Skamania
KLICKITAT

On this day personally appeared before me, JAMES B. ROBERSON and SHARLEEN J. ROBERSON to me known to be the individual described in and who executed the within and 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 25th day of November 1977

Buck D. Merriam
Notary Public in and for the State of Washington,
residing at *White Salmon*

Transaction in compliance with County subdivision ordinances.
Skamania County Assessor - Byp

3-10-21-2-261

SAVE AND EXCEPT:

1. Terms, provision and conditions of contract of sale dated March 24, 1969, and recorded on April 11, 1969, in Book 60 of Deeds at page 317, under Auditor's File No. 70923.
 Seller: Regnier P. CREIGHTON and MILDRED E. CREIGHTON, husband and wife.
 Purchaser: JAMES B. ROBERSON and SHARLEEN J. ROBERSON, husband and wife.
 (Excise sales tax paid under receipt no. 6340). Affects said premises and other property.
 The purchaser's interest in said contract is now held of record by James B. Roberson and Sharleen J. Roberson, Trustors, and Willard D. Gibbs and Sharleen J. Roberson, Trustee, UDT 5-24-71.

Said contract contains, among other things, a clause prohibiting assignment by the purchaser without written consent of the seller.

2. Easements and rights of way, if any, for water mains in the Underwood Water District; and contracts for water service, if any, with Skamania County Public Utility District No. 1.
3. Minimum lot size of 2 acres as stated on the face of the short plat.

Statement on the Short Plat by the Southwest Washington Health District as follows: P.U.D. water may or may not be available to the property as described. The soils within the area are generally suitable for septic tank and rainfields. Slopes if present, may be limiting factor.

The above recommendation is for the short subdivision as a whole, and each lot may be subject to inspection and analysis in regard to sewage disposal systems on an individual basis. Although the ordinance specifies minimum lot sizes, the district health officer may recommend larger lot sizes because of limited soil conditions, steep slopes, protection of surface and ground waters, and other site features.

4. Easement for road purposes along the South 10 feet of said premises, as delineated on the face of the Short Plat.
5. Easements and rights of way, if any, for public roads across and over the real estate under search.
6. Terms, provisions and conditions of the Trust agreement under which the purchaser's interest in the contract referred to in paragraph 1 above is held.