

## WARRANTY DEED

THE GRANTOR, MARTHA MARIE SITZMAN, formerly Martha Marie Lyons, dealing in her separate property, for and in consideration of Twenty-two Thousand Eight Hundred and no/100 Dollars (\$22,800.00), in hand paid, conveys and warrants to JOHN A. RING and DOROTHEA L. RING, husband and wife, the following described real estate situate in Skamania County, Washington:

Lots 1 and 3 of the Bill Lyons (Home Valley Short Plat #2, as recorded September 11, 1978 in Book 2 of Short Plats, page 67, under Auditor's File No. 87186, records of Skamania County, Washington.

Subject to a mortgage dated July 3, 1975 to Riverview Savings Association, recorded July 9, 1975, page 739 of Book 52 of Mortgages, under Auditor's File No. 79950, records of Skamania County, Washington.

Subject to a mortgage dated November 16, 1979 to Knapp, O'Dell & Pinkerton, recorded November 28, 1979 in Book 56 of Mortgages, at page 912, under Auditor's File No. 89986 in the office of the recording officer of Skamania County, Washington.

Subject to an easement for water works, sewers, electric light lines and other related activities granted to Home Valley Water District, Skamania County, Washington, by deed dated August 21, 1979 and recorded October 1, 1979 in Book 77 at page 289 under Auditor's File No. 89622, records of Skamania County, Washington.

Subject to a waiver of damages for reconstruction of County Road No. 3000 (Berge Road), granted to Skamania County by instrument recorded March 20, 1961 in Book 48 of Deeds at page 383 under Auditor's File No. 58239, records of Skamania County, Washington.

Reserving unto Seller, her heirs and assigns, an easement as it presently exists to use and maintain that certain water line located near Lyons Road over the aforescribed premises which supplies to the remaining property owned by Seller and her grantees and assigns within the Bill Lyons Short Plat, with a water springs located upon land being purchased by the Purchasers herein by a previous Real Estate Contract dated October 1, 1978 from Billy Dean Lyons and Martha Marie Lyons as sellers, to John A. Ring and Dorothea L. Ring as purchasers. Purchasers shall have the right to relocate said line at their expense at any time, without disturbing the systems function.

This deed is given in performance of a contract of sale dated July 15, 1980 between the parties hereto, and is subject to any taxes or liens becoming a lien since that time, and to any encumbrances placed or suffered by the Grantees.

DATED this 21st day of July, 1980.

NOV 1984

APR 1985

Skamania County, Washington  
By Martha Marie Sitzman

John A. Ring

Transaction in conformity with County subdivision ordinances  
Skamania County, Washington

3-8-27-C-105  
8106



Warranty Deed:

-2-

STATE OF WASHINGTON )  
COUNTY OF CLARK ) ss.  
)

On this day personally appeared before me MARTHA MARIE SITZMAN, to be known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of July, 1980.

*[Signature]*  
Notary Public in and for the State of Washington, Residing at Washougal.

STATE OF WASHINGTON  
COUNTY OF CLARK  
I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT WAS FILED IN

*John C. King*

*Book 84 Page 132*

AT 2:00 P.M. 11-27-84

WA 84

Deed 132

COUNTY OF CLARK

*Greg M. Olson*

*E. Myford*