



BOOK 85 PAGE 428

THIS SPACE RESERVED FOR RECORDER'S USE.

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Mt. Adams title Co.

OF 735-Wh. Sal, Wa.

AT 3:15 P. 12/10 1985

WAS RECORDED IN BOOK 85

DEEDS AT PAGE 428

RECORDS OF SKAMANIA COUNTY WITH

Gary M. Olson

COUNTY AUDITOR

T. Salness DEPUTY

WHEN RECORDED RETURN TO

Name Joseph L. Udall, Attorney at Law,

Address P. O. Box 417

City, State, Zip White Salmon, WA 98672

Special Warranty Deed

THE GRANTORS, Eugene J. Kari and Lois E. Kari, husband and wife,

for and in consideration of good and valuable consideration, including Ten Dollars (\$10.00), in hand paid, grant, bargain, sell, convey, and confirm to Lucille M. Werner, a single woman, the remainder after the life of Rose H. Shepard in

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

that portion of the East 1/2 of Lot 11 lying Southerly of Cook-Underwood County Road; that portion of Lot 12 lying Southerly of Cook-Underwood County Road; ALL IN SEELEY'S SUBDIVISION of the Southwest Quarter of Section 19, Township 3 North, Range 10, East of the Willamette Meridian, according to the recorded plat thereof in the office of the Auditor of Skamania County, Washington;

SUBJECT TO:

Easements, declarations, restrictions, reservations, exceptions, covenants, conditions, agreements, slope rights and other matters of record; encroachments or questions of location, boundary or area;

AND SPECIFICALLY EXCLUDING AND EXCEPT: (i) any and all water rights and (ii) any and all rights or appurtenances in water or in real property other than the above-described real estate and (iii) the life estate of Rose H. Shepard in the above-described real estate.

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated 12-9-85, 1985

Eugene J. Kari (Individual)

Lois E. Kari (Individual)

By

By

(President)

(Secretary)

REAL ESTATE EXCISE TAX
DEC 11 1985

10594

449.40

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF Klickitat

On this day personally appeared before me Eugene J. Kari and Lois E. Kari 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

day of December, 1985.

Notary Public in and for the State of Washington, residing at

STATE OF WASHINGTON
COUNTY OF

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary,

respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that

authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at