

COMMONWEALTH LAND  
TITLE INSURANCE COMPANY  
Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

CCT9129CF



THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD  
SKAMANIA CO WASH  
BY MC DONALD TITLE CO

MAR 26 12 00 PM '86

d. News  
AUDITOR  
GARY M. OLSON

WHEN RECORDED RETURN TO

Name Ronald L. Bennett and Linda M. Bennett

Address 1201 N.E. 86th Avenue

City, State, Zip Vancouver, Washington 98664



## Statutory Warranty Deed

THE GRANTOR JAMES L. SCHWARTZ AND ELLEN K. SCHWARTZ, husband and wife,

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION,

in hand paid, conveys and warrants to RONALD L. BENNETT AND LINDA M. BENNETT, husband and wife

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

Lot 32, of WASHOUGAL RIVER TRACTS, according to the official Plat thereof, on file and of record at page 80 of Book "A" of Plats records of Skamania County, Washington.

SUBJECT TO: Easement and the terms and conditions thereof to Maintenance of Cement Building, recorded December 3, 1981 under Auditor's File No. 93405, Book 80, page 603 &amp; 604.

SUBJECT TO: Any question that may arise due to shifting or change in course of the Washougal River.

SUBJECT TO: Rights of the State of Washington in and to that portion of said premises, if any, lying if the bed of the Washougal River, if said river is navigable over ---

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 3, 1982, 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 Sales Tax was paid on this sale on September 20, 1982

Rec. No. Book 81, Page 509  
Excise No. 9138

Dated November 5, 1985

James L. Schwartz

Ellen K. Schwartz

STATE OF OREGON }  
Oregon County of Clackamas } ss.  
COUNTY OF }

On this day personally appeared before me James L. Schwartz and Ellen K. Schwartz 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 November, 1985

Notary Public in and for the State of Wash-  
Oregon, Reg. at 421 SW 6th Portland  
97024 (Washington) 97024STATE OF WASHINGTON }  
Oregon County of Clackamas } ss.  
COUNTY OF }On this 5th day of November, 1985, before me, the undersigned, a Notary Public in and for the State of Wash-  
ington, duly commissioned and sworn, personally appearedand  
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 421 SW 6th Portland, Oregon  
97024Registered S  
Indexed S  
Filed S  
Mailed

SUBJECT TO: Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes; as to those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

REAL ESTATE EXCISE TAX  
MAR 26 1986

PAID \$10,000.00

SKAMANIA COUNTY TREASURER