

102368



Filed for Record at Request of

NAME Mrs. Paul Tate

ADDRESS Box 65

CITY AND STATE Underwood, Wa. 98651

BOOK 103 PAGE 602

SAFECO TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE

Dec 19 3 32 PM '86
D. S. Tate, Dep.
AUDITOR
GARY L. OLSON

QUIT CLAIM DEED

THE GRANTOR VIRGINIA M. (SOOTER) TATE

for and in consideration of love and affection

conveys and quit claims to DANIEL E. TATE and AVA C. TATE, husband and wife.

the following described real estate, situated in the County of SKAMANIA
State of Washington, including any after acquired title:

LOT No.1 (ONE) of the, VIRGINIA TATE SHORT PLAT in the NE 1/4 Section 22, T.3N,
R. 10 E, W.M. As recorded in Skamania County Auditor's Office Book of Short Plats,
Book 3 Page 107.

11121

REAL ESTATE EXCISE TAX

101986

PAID Exempt

Dated December 17, 1986

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me

Virginia M. (Sooter) Tate

to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged 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
17th day of December, 1986

Shyllis J. Donaldson
Notary Public in and for the State of Washington, residing
at Skamania County

By

By

STATE OF WASHINGTON
COUNTY OF

On this

day of

1986, 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 volun-
tary act and deed of said corporation, for the uses and pur-
poses therein mentioned, and on oath stated that

she 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

COVENANTS TO QUIT CLAIM DEED, TO LOT ~~NO. 1~~ (ONE) of Virginia Tate Short Plat
as filed in book 3 page 107 of Short Plats In Skamania County Wash.

(1)

I Virginia M. Tate, Grantor of this Quit Claim Deed to lot #3 (three) of my Short Plat, do retain ownership of 50% (fifty persent) of the trees standing and now growing on the said lot No. three, and they are not to be cut fell or harmed in any way without consent in writing of myself, my heirs, my executor or my assigns.

(2)

THE Property conveyed shall not be used for any commercial purposes whatever unless the prior consent of covenantee, her heirs successor or assigns is first obtained in writing.

(3)

To keep domestic pets and livestock within reason, in total no more than two (2) dogs.

(4)

To act in a prudent maner in all things so as not to disurb or distress the grantor the covenants neighbors or the community as a whole.

The restriction contained in this agreement shall be inserted in full in all furture deeds of property being tranferred by this deed unless withdrawn in writing by grantor. It is expressly agreed that if any covenant or restriction herein above contained or any portion thereof, is invalid or void such invalidity or voidness shall in no way affect any other covenant condition or restriction.

All Successive future owners and occupants have ^{/and} are bound to and have the same rights to invoke and inforce the covents, condition, restraction, and reservations applicable to this coveyance as the original parties herto.

If covenantor shall neglect or fail to perfrom and comply strictly with the several restrictions or any part of them, a notice in writing specifying the particular or particular in which default or breach has been made, and drection that they should put to remedy such breach or default, then a notice in writing may be served on the covenantor the heirs and or assigns. If after a period of sixty (60) days (time being the essence in this provision) fail fully and entirely to remedy such brech or default, the grantor has the right to reclaim the title ^{/of} said property and the covenantor shall lose and forfeit all thier right, title and intrest in the whole of the conveyed premises.

In addition to the remedies set forth above, grantor reserves the right to enforce any covenants, condition, or restriction contained herein by any other appropriate action at the grantor option.

Grantor of Quit Claim Deed

Virginia M. Tate
Virginia M. Tate of box 65
Underwood Wa 98651

BOOK 103 PAGE 604

December 19, 1986

GLEND A. KIMMEL
SKAMANIA COUNTY ASSESSOR
COURTHOUSE
STEVENSON, WA. 98648

Skamania County Assessor

I Virginia M. Tate, Understand that in filing the attached deed, the purpose for filing is only to clear title to the property involved and is not to divide said parcel in any way.

Virginia M. Tate
Virginia M. Tate
Box 65 Cooper Ave.
Underwood, Washington 98651