

Adams

102648


**PIONEER NATIONAL
TITLE INSURANCE**

A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Continental, Inc.

8th Floor Pacific Bldg.

Seattle, WA 98104

Attn: Vicky Compaan

BOOK 104 PAGE 199

 FILED FOR RECORD USE
 THIS SPACE RESERVED BY
 SKAMANIA CO. WASH
 BY MT. ADAMS TITLE

FEB 10 11 55 AM '87

 d. New, Rep.
 AUDITOR
 GARY M. OLSON


FORM L88

Statutory Warranty Deed

THE GRANTOR Sidney G. Adams and Mildred D. Adams, husband and wife

 for and in consideration of in Lieu of foreclosure, secured by a Deed of Trust on the
 real property described herein.
 in hand paid, conveys and warrants to Continental, Inc.

 the following described real estate, situated in the County of Skamania, State of
 Washington. See Attached Exhibit A.

 including any after-acquired title, subject only to easements, restrictions,
 reservations, or agreements on the attached Exhibit B,

 This deed is absolute conveyance of title and is executed and delivered in Lieu of
 Foreclosure by Grantee of that Deed of Trust dated April 25, 1985 and recorded
 under Auditor's File No. 97512 in Skamania County, Washington.

 This Deed is intended to convey to Grantee any and all rights of Grantor in and to the
 real property described herein, including but not limited to any rights Grantor might
 hereafter acquire and any rights of redemption now or hereafter held by or arising in
 favor of Grantor or anyone claiming by, through or under Grantor. Grantor con-
 currently herewith transfers and assigns any and all reserve accounts held with respect
 to the subject loan account to Grantee.

 Grantor warrants that no labor has been performed nor any materials delivered to the
 property described herein which have not been fully paid and in consequence of which
 any lien may be claimed or enforced against said property.

 Grantor agrees that the above described Deed of Trust shall not be merged into this
 Deed, or otherwise be extinguished or released by delivery or recorded thereof,
 Dated this day of 1987.

Sidney G. Adams (SEAL)

MILDRED D. ADAMS (SEAL)

 By Sidney G. Adams
 HER ATTORNEY-IN-FACT

STATE OF WASHINGTON,

County of SKAMANIA

On this day personally appeared before me

SIDNEY G. ADAMS

 to me known to be the individual described in and who executed the within and foregoing instrument, and
 acknowledged that he signed the same as his free and voluntary act and deed, for the
 uses and purposes therein mentioned.

GIVEN under my hand and official

REAL ESTATE EXCISE TAX

PAID 11206 1987

PAID 11206 1987

PAID 11206 1987

PAID 11206 1987

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PAID 11206 1987

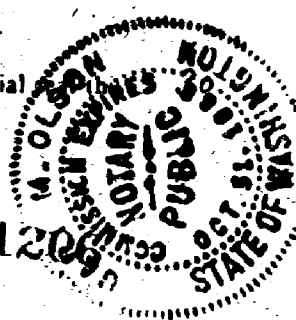
PAID 11206 1987

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day of JANUARY 1987.

Notary Public in and for the State of Washington,

residing at NORTH BONNEVILLE

My Commission expires OCT 31-1988

 Registered S
 Indexed, Cir S
 Indirect S
 Filed S
 Mailed S

 MATE 1127
 For recording in compliance with County subdivision ordinances.
 Notary Public - Gary M. Olson - By:

BOOK 104 PAGE 200

EXHIBIT A

Lot 14, and the West 25 feet of Lots 16, 17, 18, 19 and 20, Block 3, Riverview Addition to Stevenson, according to the plat thereof, recorded in Book A, Page 21, Skamania County Plat records, EXCEPTING THEREFROM that portion conveyed to the Portland and Seattle Railway Company, by Deed recorded July 12, 1907, in Book K, page 389, Skamania County Deed Records.

ATTORNEY-IN-FACT ACKNOWLEDGMENT

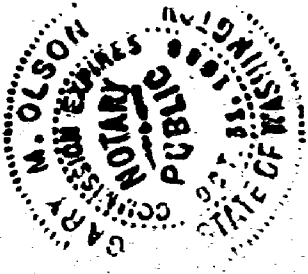
State of WASHINGTON }
County of Skamania } SS.

On this the 30th day of January 19 87,
before me, the undersigned Notary Public, personally appeared
SIDNEY G. ADAMS (name of attorney in fact),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the within instrument as attorney
in fact of MILDRED D. ADAMS (name of
person not appearing before Notary), the principal, and acknowledged to me
that he (he/she) subscribed the principal's name thereto and
his (his/her) own name as attorney in fact.

WITNESS my hand and official seal.

Notary's Signature Gary M. Olson NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT NORTH BONNEVILLE



NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd • P.O. Box 4825 • Woodland Hills, CA 91364

**SCHEDULE B - Section 2
Exceptions**

No. 1127

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Taxes for the year 1986: \$218.76, a lien not yet payable.
(Account No. 03-75-36-3-3-0700-00)
9. The lien of real estate excise sales tax upon any sale of said premises, if unpaid.
10. Flowage Easement, including the terms and provisions thereof, in favor of the United States of America, recorded February 27, 1942 in Book 28, Page 627, Skamania County Deed Records.
11. Deed of Trust, including the terms and provisions thereof, executed by Sidney G. Adams and Mildred D. Adams, husband and wife, as grantor, to Skamania County Title, a Washington Corporation, as trustee for Continental, Inc., a Washington Corporation, as beneficiary, dated April 25, 1985, recorded April 30, 1984, in Book 60, Page 313, Auditor's File No. 97512, Skamania County Deed Records, given to secure the payment of \$33,895.00.

-----END OF COMMITMENT-----

Exceptions numbered _____ are hereby omitted.