

104586



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

FILED FOR RECORD
THIS INSTRUMENT PROVIDED FOR CORDER'S USE:
BY CLARK COUNTY TITLE

JAN 20 10 59 AM '88

AUDITOR
GARY H. OLSON

OCT 14730 SK

WHEN RECORDED RETURN TO

Name Zachary Franks

Address 4652 Via Marina, Suite 207

City, State, Zip Marina Del Rey, CA 90292

Special Warranty Deed

THE GRANTOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Pennsylvania corporation for and in consideration of Ten Dollars and Other Valuable Consideration (\$ 10.00 Dollars), in hand paid, grant, bargain, sell, convey, and confirm to ZACHARY FRANKS, a married man the following described real estate, situated in the county of Skamania, State of Washington:

Lots 27 and 28, Block 3, WOODARD MARINA ESTATES, according to the plat thereof, recorded in Book "A" of Plats, pages 114 and 115, records of Skamania County, Washington.

SUBJECT TO: See Exhibit "A" attached hereto and by this reference made a part hereof.

11762

REAL ESTATE EXCISE TAX

JAN 20 1988

PAID 522.60

SKAMANIA COUNTY CLERK

The Grantor for itself and for its successors in interest do es 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 es hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

Dated January 14, 1988

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: William H. Reetz

William H. Reetz, Vice President

STATE OF WASHINGTON } ss.
COUNTY OF _____

On this day personally appeared before me

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

GIVEN under my hand and official seal this _____ day of _____, 19 _____

Notary Public in and for the State of Wash-
ington, residing at _____

FORM 3157 (Washington)

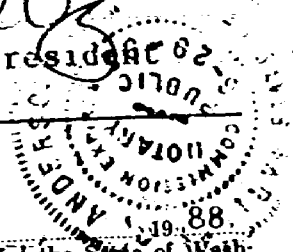
STATE OF WASHINGTON } ss.
COUNTY OF King

On this 14th day of January before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared
William H. Reetz

and _____ to me known to be the Vice President of Commonwealth Land Title Insurance Co. 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 he is 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 Federal Way
My appointment expires: 6-29-91



Transaction in compliance with County subdivision ordinances.
Skamania County Assessor - By: Ben 1-20-88
2-6-88 3-4-88-2006

ORDER NUMBER 14730

Exhibit "A"

1. An easement and right of way for an electric power transmission line granted to Northwestern Electric Company, a corporation, by deed dated July 20, 1912, and recorded July 21, 1912, at page 24 of Book 0 of Deeds, Records of Skamania County, Washington. Affects said premises and other property.
2. Easements and rights of way for electric power distribution lines granted to Skamania County Public Utility District No. 1 by deed dated April 1, 1963, and recorded April 3, 1963, at page 186 of Book 51 of Deeds, under Auditor's File No. 61329, Records of Skamania County, Washington. Affects said premises and other property.
3. Easements and rights of way for public roads including right of way for County Road No. 1016 designated as the Skamania Landing Road granted to Skamania County, Washington by deed dated April 17, 1969, and recorded March 23, 1971, at page 728 of Book 62 of Deeds, under Auditor's File No. 73257, Records of Skamania County, Washington. Affects said premises and other property.
4. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 17, 1964, in Book Y, Page 164, Skamania County Records.
Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Book J. Page 162, Skamania County Records.
6. Imposition of covenants and restrictions affecting all lots in Woodard Marina Estates, as disclosed by instrument recorded August 17, 1964, Volume 53, Page 164, Skamania County Records,
7. Covenants, conditions and restrictions as shown on the face of the plat.
8. General taxes for the year 1988, a lien not yet due and payable.