

CCTC #17071

106128



COMMONWEALTH LAND
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BOOK 111 PAGE 798

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

Nov 7 4 23 PM '88

AUDITOR

GARY H. OLSON

WHEN RECORDED RETURN TO

Name Mr. & Mrs. John Harold Laxson Sr.

Address 15 Cachuma Vig., St. Rt.

City, State, Zip Santa Barbara, CA 93105

Statutory Warranty Deed

THE GRANTOR

LINNARD SIMPKINS and VELMA L. SIMPKINS, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration

in hand paid, conveys and warrants to JOHN HAROLD LAXSON SR. and LYDA LOUISE LAXSON, husband and wife

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

Lot 5, Block 2, Plat of WOODARD MARINA ESTATES, as recorded in Book "A", pages 114 and 115 of Plats, records of Skamania County, Washington.

SUBJECT TO: Assessment levied by Skamania Landing Home Owners Association.

SUBJECT TO: Easement for electric transmission line recorded July 21, 1912, in Book "O", Page 24.

SUBJECT TO: Easement for electric distribution line recorded April 3, 1963, under Auditor's File No. 61329, Book 51, Page 186.

SUBJECT TO: 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 recorded March 23, 1971, at page 728, of Book 62 of Deeds, under Auditor's File No. 73257, records of Skamania County, Washington.

SUBJECT TO: Covenants, conditions and restrictions as shown on the face of the plat and as imposed by instruments recorded under Book "J", Page 162 and Book 53, Page 164.

SUBJECT TO: Exceptions and reservations contained in R.C.W. 79.01.224 whereby the Grantor excepts and reserves all oil, gas, coal, ores, minerals and fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provisions have been made for full payment of all damages sustained by reason of such entry.

Dated October 29, 1988

Linnard Simpkins
Linnard Simpkins

Velma L. Simpkins
Velma L. Simpkins

12354

SALESTAX EXCISE TAX

NOV 1988

STATE OF WASHINGTON

COUNTY OF SKAMANIA

ss.

On this day personally appeared before me

Linnard Simpkins & Velma L. Simpkins

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 October 29, 1988

Notary Public in and for the State of Washington, residing at 103711 BONNEVILLE FORM 3159 (Washington)

STATE OF WASHINGTON

COUNTY OF

On this day of 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

Glenda J. Kimmel, Skamania County Assessor
By: Parcel # 2-6-35-2-3-1800