

106142

## WARRANTY DEED

Joel E. Bilhartz, a single man, Grantor, P.O. Box 108, Underwood, Washington 98651, for and in consideration of \$95,000.00 in hand paid, conveys and warrants to The Irish Camel Ltd., Inc., Grantee, the following described real property:

Lots 3, 4, and 5, Block 1, FIRST ADDITION TO THE TOWN OF UNDERWOOD, according to the Plat thereof, recorded in Book A, Page 19, Skamania County Plat Records. EXCEPTING THEREFROM: Beginning at the Southeast corner of said Lot 3; thence Westerly along the South line of the said Lot 3 a distance of 3 feet, 10 inches; thence in a Northerly direction in a straight line to the Northeast corner of the said Lot 3; thence Southerly along the East line of the said Lot 3 to the point of beginning; ALSO EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded July 31, 1946, in Book 31, Page 148, Auditor's File No. 35749, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded February 2, 1935, in Book Y, Page 101, Auditor's File No. 20328, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded January 3, 1935, in Book Y, Page 94, Auditor's File No. 20301, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM, that portion conveyed to the Spokane, Portland and Seattle Railway Company, by deed recorded February 7, 1914, in Book O, Page 541, Skamania County Deed Records.

## SUBJECT TO:

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,

Received \$  
In.  
In.  
In.  
Mailed

Glenda J. Kimmel, Skamania County Assessor  
By: *DM* Parcel # 3-10-23-2-3-600, 700

LAW OFFICES  
PARKER, BOWE, BLANKELY & PHILLIPS, P.C.

P.O. BOX 497  
HOOD RIVER, OREGON 97031  
PHONE (503) 345-5297

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 now 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. Reservation of all oils, gases, coal, ores, minerals, and fossils, including the terms and provisions thereof, as contained in deed from the State of Washington to Underwood Fruit and Warehouse Company, recorded August 30, 1951, in Book 33, Page 618, Auditor's File No. 42915, Skamania County Deed Records. (Affects Lots 4 and 5.)

DATED this 8<sup>th</sup> day of November, 1988.

Joel E. Bilhartz  
Joel E. Bilhartz, a single man

STATE OF Oregon )  
County of Hood River ) ss.

SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of October, 1988, by JOEL E. BILHARTZ, Grantor, who is known to me to be JOEL E. BILHARTZ who acknowledged before me that he executed this deed freely and voluntarily.

Sandra D. Smith  
Notary Public in and for the State of Oregon residing at Hood River

My Commission Expires

12360

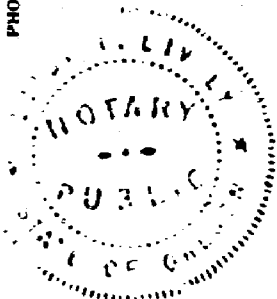
REAL ESTATE EXCISE TAX

PAID 10.13.00

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY

MT. ADAMS TITLE  
Nov 9 3 06 PM '88

Dep. Rep.  
AUDITOR  
GARY H. CLSON



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