

FIRST AMERICAN

First American Title INSURANCE COMPANY

Filed for Record at Request of
AFTER RECORDING RETURN TO:

Name..... FIRST AMERICAN TITLE INSURANCE COMPANY

Address..... 10595 S. E. Stark St.

City and State..... Portland, Oregon 97216

SK-14943
02-05-29-3-0-1300-00

FILED FOR RECORD
THIS SPACE RESERVED FOR RECORDER'S USE:
BY SKAMANIA CO. TITLE

FEB 13 10 43 AM '89

A. New, Dep.
ACF OR
GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR REMY W. FULSHER AND BARBARA F. FULSHER, HUSBAND AND WIFE

for and in consideration of *Ten Thousand Five Hundred and 00/100*

in hand paid, conveys and warrants to JOHN PERCIFIELD AND MICHELE PERCIFIELD, HUSBAND AND WIFE

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

LOT 9 OF RIVERSIDE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD ON PAGE 44 OF BOOK "B" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

*See Reverse Side for Exceptions.

12525

EXCISE TAX

140.70

J. Deputy

Dated this 10th day of February, 19 89

X Remy W. Fulsher (SEAL)
Remy W. Fulsher

X Barbara F. Fulsher (SEAL)
Barbara F. Fulsher

Oregon
STATE OF WASHINGTON, } ss.
County of Multnomah

On this day personally appeared before me Remy W. Fulsher and Barbara F. Fulsher

to me known to be the individuals 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 10th day of February, 19 89

WA-26

Registered S
Notary Public
Residing at
Portland

Notary Public in and for the State of Washington, Oregon
residing at Portland

MY COMMISSION EXPIRES: 9/25/89

Glenda Kimmel, Skamania County Assessor
By: Parcel # 02052301300
2/13/89

*GENERAL TAXES FOR 1989, PAYABLE AFTER FEBRUARY 15, 1989, WHICH BECAME DELINQUENT AFTER APRIL 30, 1989 IF FIRST HALF NOT PAID;
 AMOUNT: \$180.64
 TAX LOT NO.: 02-05-29-3-0-1300-00

EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;

IN FAVOR OF: THE STATE OF WASHINGTON
 RECORDED: JUNE 27, 1984
 RECORDING NO.: 77765 IN BOOK 66 AT PAGE 922
 FOR: CONSTRUCTION AND MAINTENANCE OF A LOW-WATER BARRIER DAM

EASEMENT DISCLOSED ON PLAT;

FOR: JENNIFER WAY
 AFFECTS: WESTERLY PORTION OF THE LOT

WELL SITE, AND WATER PIPELINES FOR DISTRIBUTION OF WATER AS DISCLOSED BY THE RECORDED PLAT.

RESTRICTIONS CONTAINED ON PLAT AS FOLLOWS:

NO CONSTRUCTION ALLOWED WITHIN A 100' RADIUS OF WELL WHICH INCLUDES FOUNDATIONS, SEPTIC TANKS, DRAINFIELDS, ETC.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE FOLLOWING INSTRUMENT;

RECORDED: MARCH 27, 1980
 RECORDING NO.: 90506 IN BOOK 78 AT PAGE 48
 AS FOLLOWS: SEE ATTACHED
 AMENDMENT TO DECLARATION OF CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 9, 1985 UNDER AUDITOR'S FILE NO. 100414.

ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WEST FORK OF THE WASHOUGAL RIVER OR DUE TO SAID RIVER HAVING SHIFTED OR CHANGED ITS COURSE, AND RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF SAID RIVER, IF IT IS NAVIGABLE.

ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER, AND THE RIGHT OF USE, CONTROL OR REGULATION BY THE UNITED STATES OF AMERICA IN EXERCISE OF POWER OVER NAVIGATION.

EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT

IN FAVOR OF: OWNERS OF LOTS IN RIVERSIDE ESTATES
 RECORDED: SEPTEMBER 28, 1988
 RECORDING NO.: 105871 IN BOOK 111 AT PAGE 8
 FOR: ACCESS TO THE WASHOUGAL RIVER