

108015

BOOK 116 PAGE 215

SK-15162  
03-07-24-0-0-0300-00SPECIAL WARRANTY DEED  
(Washington)

D & R TIMBER COMPANY, a Oregon corporation, Grantor, for and in consideration of \$5,000.00 grants, bargains, conveys and conforms to SDS COMPANY, Grantee, the real property situated in the County of Skamania, State of Washington, and described in the attached Exhibit A ("Property"), free of encumbrances created or suffered by Grantor except as specifically set forth in Exhibit A.

Grantor expressly limits the covenants of the deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication, and covenants to warrant and defend title to the Property only against persons lawfully claiming by, through or under Grantor and not otherwise.

Dated: 7-5-, 1989.

D &amp; R TIMBER COMPANY, an Oregon corporation

By: Richard A. Baldwin  
Richard A. Baldwin, PresidentSTATE OF WASHINGTON )  
County of KING ) ss.

On this 5<sup>th</sup> day of July, 1989, before me personally appeared Richard A. Baldwin, to me known to be the President of D & R Timber Company, an Oregon corporation, and acknowledged 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 was authorized to execute said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal affixed the day and year first written above.



R. Bernice Robison  
Notary Public for WASHINGTON  
Residing at Seattle  
My commission expires 1-15-93

13055  
REAL ESTATE EXCISE TAX

OCT - 6 1989  
PAID 64.00 + 2.56 + 12.80  
JW Deputis  
SKAMANIA COUNTY TREASURER

Registered 1  
Indexed 1  
Indirect 1  
Filed 10-13-89  
Mailed ---

Glenda J. Kimmel, Skamania County Assessor  
By: PK Parcel # 3-7-24-300

EXHIBIT 'A'

The real property located in Skamania County, Washington, described as follows:

The East half of the Northeast quarter of the Southwest quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian.

SUBJECT TO:

1. Zoning ordinances, building use restrictions, reservations in federal patents, and easements, covenants and restrictions of record.
2. Additional real estate taxes which may become due as a result of disqualification of the Property for beneficial assessment status on the basis of farm or forest use, regardless of whether such taxes relate to the period prior to the date hereof.
3. Easement including its terms, covenants and provisions as disclosed by instrument:  
In favor of: United States of America  
Recorded: May 13, 1954  
Recording No.: Book 38 of Deeds at page 119  
For: Transmission line 300 feet in width.
4. Easement including its terms, covenants and provisions as disclosed by instrument:  
In favor of: United States of America  
Recorded: March 19, 1972  
Recording No.: Book 63 of Deeds at page 871  
For: Transmission line 12 1/2 feet in width.
5. Lack of recorded access.

AFTER RECORDING RETURN TO:

SDS COMPANY  
P.O. BOX 266  
BINGEN, WA 98605

TAX STATEMENTS TO:

SDS COMPANY  
P.O. BOX 266  
BINGEN, WA 98605

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

OCT 6 10 31 AM '89

*P. Lowmy*  
GARY H. OLSON