

108932

BOOK 118 PAGE 208

PIONEER NATIONAL
TITLE INSURANCE

ATKOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

LYNDA J. OLSON

8233 HWY 14

LYLE, WA. 98635

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD

SKAMANIA COUNTY WASH

BY *Lynda J. Olson*

MAR 19 4 04 PM '90

P. Lowry

GARY H. OLSON

REVENUE STAMPS

FORM L58F

Statutory Warranty Deed

THE GRANTOR LYNDA J. OLSON, a unmarried woman

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to JAMES M. PERRY

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

LOT#14 EDGEWATER PROPERTIES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 119 OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON. SUBJECT TO AND INCLUDING A 12 FOOT EASEMENT, UNDER AND THROUGH THE WEST END OF SAID LOT ALONG EDGEWATER DR. FOR ALL UTILITIES, INCLUDING WATERLINES AND MAINTENANCE. SUBJECT TO AND INCLUDING A EASEMENT 30 FOOT WIDE (CENTER LINE BEING THE PROPERTY LINE BETWEEN LOTS#14&15) FOR INGRESS AND EGRESS, ALL UNDERGROUND UTILITIES, WATERLINE AND MAINTENANCE. FOR THE BENEFIT OF LOTS 14&15. SEE ATTACHED DEED RESTRICTIONS AND COVENANTS.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated MARCH 28th, 1986, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped except on OCT. 19th 1987, Rec. No. 11610

Dated this *MARCH 9th* day of *MARCH 1990*

REAL ESTATE EXCISE TAX

Lynda J. Olson

(SEAL)

STATE OF *Oregon*County of *Wasco*

MAR 10 1990

*See Return 11610**Sharon McKinnon*

On this day personally appeared before me

Lynda J. Olson

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

9 day of *March*, 1990SHARON MCKINNON
NOTARY PUBLIC OREGONExpires *2-13-93*

Sharon McKinnon
Notary Public in and for the State of Washington, *Oregon*
residing at *The Dalles*

Registered
Indexed, Vir *f*
Indirect *f*
Filed *3-28-90*
Mailed

Lynda J. Kimmel, Skamania County Assessor
 Parcel # 4-7-23-3-4-601
 Dr. DM

DEED RESTRICTIONS AND PROTECTIVE COVENANTS
Restrictions and covenants shall be construed as running with the land.

1. EASEMENT: 12 foot wide along the west end of lots #7 thru lots #15 and a easement 12 foot wide along the east line of lots #1 thru Lot #4 For all utilities, waterline and maintenance.
2. WATER SYSTEM: purchaser of any lot (1 thru 15) of Edgewater Properties shall have the right to hook up to water derived ~~from a well on said 50 foot easement of plot, when said well is developed for (\$1,000.00) one thousand dollars per lot or for what ever other arrangements seller may agree upon; Plus a monthly water rate (to be negotiated at time of water systems completions.)~~ For jointly maintenance and power bills.
3. MAINTENANCE: Lot owners are responsible for the maintenance and snow removal of their own driveway.
ALL buildings and land are to be kept in a neat and clean manner.
4. RESTRICTIONS: All lots shall be used exclusively for residential or recreational purposes.
5. BUILDING SET BACK LINE: TO meet county code. No fencing to be extened in to Wind River.
6. PERMANENT DEWELLINGS AND BUILDINGS: Are to be of new construction and all buildings constructed are to have exterior completed within one year.
All buildings must first meet with Skamania County Building Code and Permit requirements.
7. NO MOLBE HOMES WILL BE ALLOWED ON SAID LOTS.
8. RECREATIONAL VEHICLE Will be allowed on a temporary basis only. Not a permanent dwelling.
9. ANIMALS: No animals or fowl shall be kept or maintained on said lots except customary household pets in reasonable numbers; And horses on a temporary basis only.
10. ALL LAND OWNERS ARE TO BE RESPONSIBLE FOR THEIR OWN SEPTIC SYSTEM APPROVAL, PERMITS AND PERC TEST OR SEWAGE DISPOSAL UNITS.
11. NOXIOUS OR OFFENSIVE ACTIVITY: Shall not be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood and owners shall determine what constitutes noxious or offersive activity, said determination shall be complete and final.
12. NO ABANDONED OR JUNK AUTO'S OR ECT. WILL BE ALLOWED ON SAID LOTS.

*

JAMES M. PERRY

STATE OF WASHINGTON,

County of Clark

) ss.

On this day personally appeared before me

James M. Perry

to me known to be the individual described in who executed the within and foregoing instrument, and acknowledged that

he

signed the same as his

free and voluntary act and deed.

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

14 day of August

REAL ESTATE EXCISE TAX

001 10 1987

PAID 240.75 + 45.24 penalty

J. W. Deputy
SKAMANIA COUNTY TREASURER

Notary Public in and for the State of Washington

Residing at Vernouville, WA

THIS SPACE RESERVED FOR RECORDER'S USE