



109405
STEWART TITLE COMPANY

"A Tradition
of Excellence"

FILED FOR RECORD AT REQUEST OF
SCT-15677

CTC 40273 B.N.

WHEN RECORDED RETURN TO

Name _____

Address _____

City, State, Zip _____

BOOK 119 PAGE 271

FILED FOR RECORD
SKAMANIA CO. WASH.

BY SKAMANIA CO. TITLE
THIS SPACE PROVIDED FOR RECORDER'S USE

JUN 7 11 24 AM '90

J. Leroy
AUDITOR

GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR JOHN PERCIFIELD, as his separate estate

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to HOWARD KUNHLE II and LORETTA KUNHLE, husband and wife

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

Lot 4, RIVERSIDE ESTATES, according to the recorded plat thereof, recorded in Book "B" of Plats, Page 44, in the County of Skamania, State of Washington.

SUBJECT TO: SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

13625

REAL ESTATE EXCISE TAX

JUN 7 1990

PAID 345.60

SKAMANIA COUNTY TREASURER

Registered
Indexed, Sir
Indirect
Filed 6-7-90
Mailed

Dated June 4, 1990

John Percifield
JOHN PERCIFIELD

Howard Kunhle II
HOWARD KUNHLE II
Loretta Kunhle
LORETTA KUNHLE

STATE OF WASHINGTON

County of Clark

I hereby certify that I know or have satisfactory evidence that

John Percifield

is the person(s) who appeared before me

and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument

Dated

June 4, 1990

LOIS H. ROBERTS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 10, 1991

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

Unconquered

My appointment expires

12-15-91

0.1

LPB No. 10

STATE OF WASHINGTON

County of

I certify that I know or have satisfactory evidence that

is the person(s) who appeared before

me, and said person(s) acknowledged that (he, she, they) signed this instrument, on

oath stated that

authorized to execute

the instrument and acknowledged it as the

of

to be the free and voluntary act

of such party for the uses and purposes mentioned in this instrument

Dated

Notary Public in and for the State of Washington,

residing at

My appointment expires

Glenda J. Kimmel, Skamania County Assessor
By: *GL* Parcel # 2-5-29-3-800

EXHIBIT "A"

1. Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded March 27, 1980, in Book 78, Page 48, Skamania County Deed Records.

Amended by instrument recorded December 9, 1985, in Book 85, Page 421, in Auditors File No. 100414, Skamania County Deed Records.
2. Declaration of Conditions set forth next above contains, among other things, provisions for levies and assessment of the Riverside Estates Home Owners Association.
3. Easement over the South 5 feet as shown on the recorded plat.
4. Rights of others thereto entitled in and to the continued uninterrupted flow of West Fork Washougal River, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
5. Rights, if any, of the property owners, abutting the West Fork in and to the waters of the Washougal River and in and to the bed thereof; also boating and fishing rights of property owners abutting the Washougal River or the stream of water leading thereto or therefrom.
6. Any adverse claims based upon the assertion that West Fork Washougal River has moved.
7. An Existing Deed of Trust in favor of Remy W. Fulsher and Barbara F. Fulsher, husband and wife, in the original amount of \$14,000.00, as dated August 25, 1986, and recorded September 8, 1986, under Auditor's File No. 101803, which deed of Trust obligation grantees herein agrees to continue to pay according to the terms and conditions thereof.