

109785

BOOK 120 PAGE 38

STATUTORY WARRANTY DEED

THE GRANTOR, McCOY COLUMBIA PROPERTIES, INC., a Washington corporation, for and in consideration of the payment of the sum of Five Hundred Twenty Five Thousand and No/100 Dollars (\$525,000.00), in hand paid, conveys and warrants to LON O. HOCKER, and ELLEN G. HOCKER, husband and wife, as their community property, all that certain real property lying and being in Skamania County, State of Washington as more fully described on the attached Exhibit "A".

Purchasers acknowledge that neither seller nor anyone purporting to act for seller has made any representations respecting the fitness of the property for any particular purpose, the accuracy of the Trantow survey or the location of boundary lines, nor the rights of purchaser to take or withdraw ground or surface waters and purchasers have relied entirely upon their own investigations in all such matters.

Dated this 1 day of August, 1990.

McCOY COLUMBIA PROPERTIES, INC.

By Bob McCoy
President

By June McCoy
Secretary

STATE OF WASHINGTON)
) ss.
County of Klickitat)

I certify that I know or have satisfactory evidence that Bob McCoy and June McCoy are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary of McCoy Columbia Properties, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August 1, 1990.

Charles B. Bunn
Notary Public for Washington
Residing at Redmond
My appointment expires: 02/10/93



In consideration of the grantee entering into this transaction and as an inducement therefore, we, BOB McCOY and JUNE McCOY, the sole shareholders of McCOY COLUMBIA PROPERTIES, INC., hereby agree that we personally guarantee and warrant to the grantees all the warranties of the grantor contained in and created by this Statutory Warranty Deed and hereby agree to hold grantees harmless from any breach of said warranties.

Bob McCoy
Bob McCoy
June McCoy
June McCoy

Executed
by Bob
Indir June
Filed 8-3-90
Record

STATE OF WASHINGTON)
) ss.
County of Klickitat)

I certify that I know or have satisfactory evidence that Bob McCoy and June McCoy are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 1, 1990

REAL ESTATE EXCISE TAX

AUG 2 1990

PAID 6720.00

J.W. Deputy

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED - 1

Charles B. Bunn
Notary Public in and for the
State of Washington, residing
at Vancouver, Redmond
My appointment expires: 2/10/93



Glenda L. Kimmel, Skamania County Assessor
By Glenda L. Kimmel Parcel # 5-242-100
3-P-7200

137771

EXHIBIT "A"PARCEL I

The east half of the Northeast quarter; the Southwest quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter, all in Section 12, Township 3 North, Range 7-1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL II

Government Lot 1; the North 28.73 acres of Government Lot 2; and the North 8.2 acres of the West 10.94 acres of the Southeast quarter of the Northwest quarter all in Section 7, Township 3 north, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

AND a strip of land 50 feet in width described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of the said Section 7; thence South 50 feet; thence East to intersection with the tract of land conveyed to the State of Washington for Secondary Highway No. 8-C by deed dated October 29, 1956, and recorded at page 485 of Book 42 of Deeds, records of Skamania County, Washington; thence North along the Westerly line of said tract to the North line of the said Section 7; thence West to the point of beginning.

SUBJECT TO rights of the public in and to that portion lying within roads and highways.

SUBJECT TO rights of others thereto entitled in and to the continued uninterrupted flow of Wind River, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof (Affects Parcel II).

SUBJECT TO any adverse claims based upon the assertion that Wind River has moved. (Affects Parcel II).

SUBJECT TO easement for utilities, including the terms and provisions thereof, recorded June 19, 1911 in Book N, page 201 and 202, Skamania County Deed Records (Affects Parcel II).

SUBJECT TO potential taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property. Notice of approval of such classified use was given by the Skamania County Assessor and recorded June 26, 1975 in Book E, page 964, Auditor's File No. 79782, Skamania County Lien Records (Affects Parcel I).

SUBJECT TO potential taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property. Notice of approval of such classified use was given by the Skamania County Assessor and recorded July 17, 1975 in Book F, Page 95, Auditor's File No. 80089, Skamania County Lien Records (Affects Parcel II).

FILED FOR RECORD
STATE OF WASH
BY SKAMANIA CO. TITLE

AUG 29 50 AM '90

GARY H. OLSON