

110173

BOOK 720 PAGE 823

## WARRANTY FULFILLMENT DEED

THE GRANTOR Lewis River Ranch, a partnership, successor in interest to Lewis River Properties, Inc., for and in consideration of value in hand paid, conveys and warrants said real estate to Jim Chase and Frances M. Chase, husband and wife, and Hubert Sandoval, a single man, the following described real estate situated in the County of Skamania, State of Washington:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A

This deed is given in fulfillment of that certain real estate contract dated the 25th day of September, 1980, and recorded under Skamania County auditors File No. SK12116, Book 78 Page 818, and is subject to any encumbrances placed or suffered by the grantee.

IN WITNESS WHEREOF, this instrument was signed this 13<sup>th</sup> day of July, 1990.

Real estate excise  
tax \$7765

LEWIS RIVER RANCH

By Roy A. Elmer  
President

By Kathleen L. Elmer  
Secretary

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that Roy A. Elmer and Kathleen L. Elmer signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary, respectively, of Lewis River Ranch, a partnership, successor in interest to Lewis River Properties, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 13, 1990



[Signature]  
Notary Public in and for the  
State of Washington, residing  
at Vancouver

My appointment expires: 4-21-91

NA  
REAL ESTATE EXCISE TAX

OCT 2 1990

PAID See excise 7765

[Signature]  
SKAMANIA COUNTY TREASURER

WARRANTY FULFILLMENT DEED

LAW OFFICES OF  
Landerholm, Memovich,  
Lansverk & Whitesides, Inc., P.S.  
Broadway at Evergreen, Suite 400  
P.O. Box 1088  
Vancouver, Washington 98668  
(206) 696-3312

Glenda J. Kimmel, Skamania County Auditor  
By: [Signature] Parcel # 2-6-26-3-1000

## EXHIBIT "A"

The following described real estate situated in Skamania County, Washington:

A tract of land located in Section(s) 26 and 27, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Tract No. 1 according to survey designated Beacon Highlands, recorded in Book 1 of Surveys at page 257, under Auditor's File No. 91239, recorded September 12, 1980, records of Skamania County, Washington.

Together with 60 foot easements for ingress, egress and utilities over and across that roadway designated Easement "A", Easement "B" and Easement "C", as set forth on survey recorded September 12, 1980, in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to a 60 foot non-exclusive easement for ingress, egress and utilities over and across that roadway designated Easement "B" and Easement "C" as set forth on survey recorded September 12, 1980, in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington. Easements "B" and "C" are for the benefit of Beacon Highlands and other land retained by sellers in the South half of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

Subject to Declaration of Road Maintenance Agreement recorded in Book 6 of Agreements and Leases at page 383, under Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

Subject to Declaration of Covenants and Restrictions for Beacon Highlands recorded in Book 78 of Deeds, page 668, under Auditor's File No. 91241, recorded September 12, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY *Deane Chase*  
OCT 2 10 51 AM '90  
*T. M. M. M.*  
Registered ☒  
Indexed, Dir ☒  
Indirect ☒  
Filed 10-5-90