

112208

BOOK 125 PAGE 319



# First American Title Insurance Company

Filed for Record at Request of

Name JAMES A. MORRISONAddress P.O. BOX 716City and State STEVENSON, WA 98648

THIS SPACE PROVIDED FOR RECORDER'S USE:

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

OCT 3 1991

GARY W. WESSELS

Recorded	
Indexed	
Indirect	
Filled	
Mailed	

03-75-36-2-0-1201-00

## Statutory Warranty Deed

THE GRANTOR GARY W. WESSELS and SANDY WESSELS, husband and wife

for and in consideration of \$67,500.00

in hand paid, conveys and warrants to JAMES A. MORRISON, a single man as his separate estatethe following described real estate, situated in the County of SKAMANIA, State of Washington:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO-----

14570

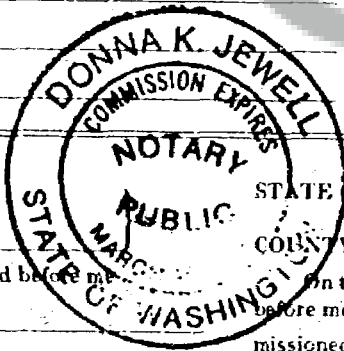
864.00

J. W. Deputy

Dated 10-2, 19 91

GARY W. WESSELS

SANDY WESSELS



STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me

GARY W. WESSELS and SANDY WESSELSto me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.GIVEN under my hand and official seal this 2nd day of Oct, 19 91Donna K. Jewell

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

STEVENSONMY COMMISSION EXPIRES: 3-14-95

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_ to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_

the corporation that executed the foregoing instrument, and acknowledged the 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 \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

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

Donna J. Kimmel, Skamania County Assessor  
Parcel # 3-75-36-2-1201

## EXHIBIT "A"

PARCEL I

Lot 3 Strawberry Hill Tracts according to the recorded plat thereof recorded in Book A of Plats, Page 43, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

Beginning at a point of the South line of said Lot 3 which is 20 feet west of the Southeast corner of said Lot and running thence West along the said South line of said Lot 3 a distance of 180 feet; thence North parallel to the East line of said Lot 3 a distance of 200 feet to a point; thence East parallel to the South line of said Lot 3 a distance of 180 feet to a point and thence South parallel to the West line of Lot 3 a distance of 200 feet to the place of beginning.

PARCEL II

That portion of Lot 40 of HILLTOP MANOR according to the amended plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, at Page 110 of Book A of Plats, Records of Skamania County, Washington, described as follows:

Beginning at the Southeast corner of the said Lot 40; thence North 85° 38' West 25 feet; thence North 00° 33' 30" East 140 feet; thence South 85° 38' East 25 feet; thence South 00° 33' 30" West 140 feet to the point of beginning.

PARCEL III

All that portion of Lot 40 of HILLTOP MANOR according to the amended plat thereof on file and of record at Page 110 of Book A of Plats, Records of Skamania County, Washington, described as follows:

Beginning at the Southeast corner of the said Lot 40; thence North 00° 33' 30" East along the East line thereof 140 feet; thence North 85° 38' West 25 feet; thence South 00° 33' 30" West 33 feet; thence West to intersection with the westerly line of the said Lot 40; thence following the westerly line of the said Lot 40 South 52° East and thence South 00° 33' 30" West to the Southwest corner of the said Lot 40; thence South 85° 38' East 25 feet to the point of beginning.

PARCEL IV

A portion of Lots 39 and 40 HILLTOP MANOR according to the recorded Plat thereof recorded in Book A of Plats, Page 110, in the County of Skamania State of Washington, described as follows:

Beginning at a point on the east line of the said Lot 40 North 00° 33' 30" East 140 feet from the Southeast corner of the said Lot 40; thence North 85° 38' West 7 feet; thence North 00° 33' 30" East 124.88 feet, more or less, to the north line of the said Lot 39; thence along the north line of the said Lot 39 Easterly 7 feet, more or less, to the Northeast corner of the said Lot 39; thence South 00° 33' 30" West 124.88 feet to the point of beginning.

## SUBJECT TO:

1. Rights of the Public in and to that portion lying within Road.
2. Easement including the terms and provisions thereof recorded on August 23, 1956 in book 42, Page 166, Skamania County Deed Records.
3. Easement for Road and Pipeline including the terms and provisions thereof recorded on July 14, 1958 in Book 45, Page 123, Skamania County Deed Records. Also recorded in Book 45, page 179, Skamania County Deed Records.
4. Conditions and Restrictions including the terms and provisions thereof recorded on October 3, 1961 in Book 49, Page 193, Skamania County Deed Records.
5. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded March 6, 1962, in Book 49, Page 414, Skamania County Deed Records.