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BOOK 131 PAGE 472



# First American Title Insurance Company

Filed for Record at Request of

Name L. EUGENE HANSON, Attorney at Law,Address P. O. Box 417City and State White Salmon, WA 98672

Registered  
Indexed, Ctr  
Indexed  
Filed 11/5/92  
Noted

FILED FOR RECORD  
THIS SPACE PROVIDED FOR ATTORNEY'S USEBY Melody Manning

OCT 19 20 11 '92

GARY M. OLSON

## Statutory Warranty Deed

THE GRANTOR BROUGHTON LUMBER COMPANY, a Washington corporation,

for and in consideration of TEN DOLLARS and other good and valuable consideration

in hand paid, conveys and warrants to JOHN E. MANNING, III and MELODY S. MANNING, husband and wife,

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

Lot 1 of the PLAT OF WILLARD, within part of Government Lot 1 of Section 2, Township 3 North, Range 9 East, W. M., in the County of Skamania, State of Washington, as recorded in Book 8, of Plats, at Pages 62-63;

SUBJECT TO covenant for timber management purposes of adjacent Broughton Lumber Company lands;

ALSO SUBJECT TO Broughton Lumber Company right of access to Log Deck Private Road;

ALSO SUBJECT TO Willard Homeowner's Agreement, Road Maintenance Agreement and Water System Agreement as recorded in Book 109 of Deeds, at Pages 906-916;

ALSO SUBJECT TO and TOGETHER WITH easements for telephone, electric utility and water lines as shown on said Plat or now existing.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 30, 1988, 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 Sales Tax was paid on this sale on July 19, 1988, Rec. No. 12133.  
Dated July 1, 1988

BROUGHTON LUMBER COMPANY

By: Rees Stevenson  
REES STEVENSON, President

REAL ESTATE EXCISE TAX

OCT 19 1992

PAID See E# 12133 dated 7/19/88

STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF

COUNTY OF

Klickitat

On this day personally appeared before me

On this day of July, 1988

before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared REES STEVENSON

to me known to be the individual(s) 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 day of , 19

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

and to me known to be the President and Secretary, respectively, of BROUGHTON LUMBER COMPANY, the corporation that executed the foregoing instrument, and authorized to execute 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 he was 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.

Robert R. Blades  
Notary Public in and for the State of Washington, residing at  
White Salmon, therein.

Glenda J. Kimmel, Skamania County Assessor

By: 3-9-92-1-1-100