

FILED FOR RECORD AT REQUEST OF

CCT 11743JS

WHEN RECORDED RETURN TO

Name JOHN & CHERYL LAXSON  
Address 13709 SE 3/6 ST.  
City, State, Zip VANC. WA. 98684

FILED FOR RECORD  
THIS DEED IS FILED FOR RECORDED USE:  
BY Cheryl Laxson  
JAN 26 11 19 AM '94  
J. Bartels  
AUDITOR  
GARY M. OLSON

**118587**

**Statutory Warranty Deed**

**BOOK 141 PAGE 58**

THE GRANTOR THEODORE E. JUNG AND ELIZABETH R. JUNG, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JOHN H. LAXSON AND CHERYL ANN LAXSON, husband and wife  
the following described real estate, situated in the County of SKAMANIA, State of Washington:

Registered  
Indexed, Dir  
Indirect  
Filed  
Mailed

Lot 13 of Block 1 of WOODARD MARINA ESTATES, according to the official plat thereof on file and of record at pages 114 and 115 of Book "A" of Plats, records of Skamania County, Washington.  
TOGETHER WITH shore lands of the second class conveyed by the State of Washington fronting and abutting upon the said Lot 13.

SUBJECT TO: Exceptions and reservations contained in RCW 79.91.224.  
SUBJECT TO: Assessments which may be levied by the Skamania Landing Owners Association.  
SUBJECT TO: Those covenants, conditions, restrictions and easements as shown on EXHIBIT "B" attached and made a part hereto.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 19, 1986, 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 Nov. 21, 1986

, Rec. No. 11092

Dated November 19, 1986, 19

Theodore E. Jung  
Theodore E. Jung

Elizabeth R. Jung  
Elizabeth R. Jung  
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON }  
COUNTY OF Clark }

On this day personally appeared before me Theodore E. Jung and Elizabeth R. Jung to me known to be the individual 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 day of November, 1986

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

FORM 3158 (Washington)  
My commission expires 10/10/90

STATE OF WASHINGTON }  
COUNTY OF }

On this day of 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 that executed the foregoing instrument, and acknowledged the same to be the free and voluntary act and deed of said corporation, and on oath stated that they executed the said instrument and that the seal of said corporation is true and official seal hereto affixed the day and year first

PAID \$2.00  
SKAMANIA COUNTY TREASURER  
Notary Public in and for the State of Washington, residing at

1. Easements as shown on the recorded plat.
2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwestern Electric Company, a corporation  
Purpose: Electric transmission line  
Area affected: Blanket  
Dated: July 20, 1912  
Recorded: July 21, 1912  
Recording No.: Book 0, Page 24

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skamania County Public Utility District No. 1  
Purpose: Electric distribution line  
Area affected: Blanket  
Dated: April 1, 1963  
Recorded: April 3, 1963  
Recording No.: 61329, Book 51, Page 186

4. Easements and rights of way for public roads including right of way for County Road No. 1016 designated as the Skamania Landing Road granted to Skamania County, Washington by deed dated April 17, 1969, and recorded March 23, 1971, at page 728 of Book 62 of Deeds, under Auditor's File No. 73257, Records of Skamania County, Washington.
5. Covenants, conditions and restrictions as shown on the face of the plat.
6. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.
7. Right of the State of Washington in and to the portion, if any, of the property herein described which lies below the line of ordinary high water of the Columbia River.
8. Covenants, conditions and restrictions imposed by instrument recorded under Book J, Page 62.
9. Covenants, conditions and restrictions imposed by instrument recorded under Book 53, Page 164.