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SKAMANIA CO. WASH
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FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE
JUN 6 4 17 PM '95
P. Olson
AUDITOR
GARY H. OLSON

Name Thomas and Judy Frank

JUL 10 11 17 AM '95

Address 1512 NW Sluman Road

City and State Vancouver, WA 98665

P. Olson
AUDITOR
GARY H. OLSON

Scot 19436

122495
122727

Statutory Warranty Deed BOOK 150 PAGE 390
BOOK 160 PAGE 960

THE GRANTOR TERRY R. FRITZ and RICK O. FRITZ, personal representatives of the
Estate of KATIE L. FRITZ, deceased
for and in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100
in hand paid, contracts and warrants to THOMAS & FRANK and JUDY H. FRANK, husband and wife
the following described real estate, situated in the County of Skamania, State of Washington

PLEASE SEE ATTACHED EXHIBIT "A"

17472
REAL ESTATE EXCISE TAX

JUL 10 1995

PAID 12.00

P. Olson
SKAMANIA COUNTY TREASURER

Re-recorded to correct buyers initials

17410

REAL ESTATE EXCISE TAX

JUN 07 1995

PAID 2240.00

P. Olson
SKAMANIA COUNTY TREASURER

Date June 5, 19 95

Terry K. Fritz Personal Representative
Terry K. Fritz, Personal Representative

Rick O. Fritz Personal Representative
Rick O. Fritz, Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me
TERRY K. FRITZ AND RICK O. FRITZ
to me known to be the persons who executed the foregoing instrument, and
acknowledged that they executed the same for the purposes therein expressed.

GIVEN
DEBI J. BARNUM
Notary Public in and for the State of Washington, residing at
CLATSOP

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 com-
missioned 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 instru-
ment 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 _____

Gary H. Olson, Skamania County Auditor
Date 6-6-95 Paid 2240.00

EXHIBIT "A"

PARCEL 1

BOOK 150 PAGE 391
BOOK 150 PAGE 961

A Tract of land located in Government Lot 1 of Section 34, Township 2 North, Range 6 East of the W. Lamette Meridian, more particularly described as follows:

Beginning at the Northwestern corner of Lot 30 of Block 1 of WOODARD MARINA ESTATES, according to the official Plat thereof on file and of record at Page 114 and 115 of Book A of Plats, Records of Skamania County, Washington; Thence Westerly 80 feet along a curve to the left the radius of which is 250 feet and the radius point of which bears South $02^{\circ}58'50''$ West from the Northwestern corner of the said Lot 30; thence North 08° West 40 feet, more or less, to a point on the Southerly line of Riverside Drive as shown on the aforesaid Plat, said point being the initial point of the tract hereby described; thence South 08° East 220 feet, more or less, to the meander line of the Columbia River; thence Easterly following the meander line of the Columbia River to the Southwesterly corner of the said Lot 30; thence North $02^{\circ}58'50''$ East following the Westerly line of the said Lot 30 a distance of 180 feet, more or less, to a point South $02^{\circ}58'50''$ West 103.73 feet from the Northwestern corner of the said Lot 30; thence North 08° West 104.86 feet to intersection with the Southerly line of Riverside Drive aforesaid; thence following the Southerly line of Riverside Drive aforesaid in a Northwesternly direction to the initial point.

PARCEL 17

That portion of Lot 30 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, more particularly described as follows:

Beginning at the Northwestern corner of the said Lot 30; thence South $02^{\circ}58'50''$ West 103.73 feet to the initial point of the tract hereby described; thence South $16^{\circ}30'$ East 155 feet, more or less, to the Southerly line of said Lot 30; thence in a Southwesterly direction following the Southerly line of the said Lot 30 to the Southwesterly corner of the said Lot 30; thence North $02^{\circ}58'50''$ East 180 feet, more or less, following the Westerly line of said Lot 30 to the initial point.

continued

SUBJECT TO:

BOOK 150 PAGE 392
BOOK 150 PAGE 962

1. The rights of the Public in that portion lying below the ordinary high water mark of the Columbia River.
2. Right of Way Easement for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded July 31, 1912 in Book O, Page 23, Skamania County Deed Records.
3. Rights of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded April 3, 1963, in Book 51, Page 186, in Auditor's File No. 61239, Skamania County Deed Records.
4. Restrictive Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964 in Book 53, Page 164, Auditor's File No. 63573, Skamania County Deed Records, also by instrument recorded May 11, 1967 in Book J, Page 163, Auditor's File No. 48598, Skamania County Miscellaneous Records, and by instrument recorded May 1, 1970 in Book J, Page 270, Auditor's File No. 72096, Skamania County Miscellaneous Records.
5. Conditions and Restrictions as shown on the Plat recorded in Book A, Page 114 and 115, Skamania County Plat Records.
6. Amendment to By law including the terms and provisions thereof recorded September 3, 1993 in Book 137, Page 818.
7. Assessments of the Home Owners Association, if any.
8. Pending Probate of KATHIE L. FRITZ, deceased, filed November 7, 1991, Case No. 91-4-00019-0. Co-petitioners are TERRY K. FRITZ and RICK O. FRITZ, and are able to sell property.