

First American Title Insurance Company

Filed for Record at Request of

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Statutory Warranty Deed BOOK SQ PAGE 207

THE GRANTOR

BERNARD J. HEAVEY, JR.

for and in consideration of

THREE HUNDRED IWENTY TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/00, paid by an accommodator pursuant to an IRC 1031 exchange.

in hand paid, conveys and warrants to

IRVING G. SNYDER, JR. a married man as his seperate property

the following described real estate, situated in the County of

Skamania

, State of Washington:

PLEASE SEE ATTACHED EXHIBIT "A"

7601 nfal estate excise tax

		SEP 5 1905
0 1		PAID 4138.00
Dated Lyphenin 1st	,19 <u>°18</u>	2/3
Burnard Meaven		SKAMANIA COZYTY TREASURER
Bernard J. Heavey, JR		

STATE OF WASHINGTON COUNTY OF SKAMA NIA

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STATE OF WASHINGTON		
COUNTY OF		
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7.3	MANAGE	100	1 1

EXHIBIT "A"

A tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 71 East of the Willamette Merician, in the County of Skamamia, State of Washington, described as follows:

Lots 1 and 3 of the HEAVEY SHORT PLAT, recorded in Book 3 of Short Plats, Page 164, Skamania County Records.

SUBJECT TO:

- 1. Easement for Pipelline, including the terms and provisions thereof, recorded October 30, 1909 in Book M, Page 77, Skamania County Deed Records.
- The rights of fishing, navigation and commerce in the State of washington, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of the Columbia River.
- 3. Rights of others thereto entitled in to the continued uninterrupted flow of Nelson Creek, and rights of upper and lower riparian owners in and to ther use of the water and the natural flow thereof.
- 4. Any advers claims based upon the assertion that Nelson Creak has moved.
- 5. Flowage Essement to United States, including the terms and provisions thereof, recorded in Book Z, Page 456, Skamania County Deed Records.
- 6. Flowage Easement to United States, including the terms and provisions thereof, recorded December 13, 1973 in Book 65. Page \$61, Skamania County Deed Records.
- 7. Private Roadway Agreement, including the terms and provisions thereof, recorded July 5, 1990 in Book 119, Page 637, Skemania County Deed Records.
- 8. Easements, as shown on the recorded short plat in Book 3 of Short Plats, Tage 164.

Continued to the second of the