



First American Title Insurance Company

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

APR 12 12 15 PM '96

G. M. Olson
AUDITOR
GARY M. OLSON

Filed for Record at Request of

Name Edwin Jack Walley

Address 6544 Sewanee

City and State Houston, TX 77005

1202 19933

125009

Statutory Warranty Deed BOOK 156 PAGE 547

THE GRANTOR ZACHARY FRANKS, a married man as his separate estate
for and in consideration of TWENTY SIX THOUSAND FIVE HUNDRED AND 00/00 paid to an Accomodator
as part of a \$ 1031 Deferred Exchange
in hand paid, conveys and warrants to EDWIN JACK WALLEY, a married man
the following describea real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"

18002
REAL ESTATE EXCISE TAX

Dated April 9, 1996

Zachary Franks
Zachary Franks

APR 12 1996

PAID 339.20

G. M. Olson
SKAMANIA COUNTY TREASURER

Gary M. Olson, Skamania County Auditor
Book 112-96, Folio 2-4-34-1-1-1996

STATE OF Oregon WASHINGTON

COUNTY OF Multnomah ss.

On this day personally appeared before me

Zachary Franks

to me known to be the individual(s) described in and who
executed the within and foregoing instrument, and
acknowledged that he signed the same
as his free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

9th day of April, 1996

Nancy Scott

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

Portland Or. Oregon

STATE OF WASHINGTON

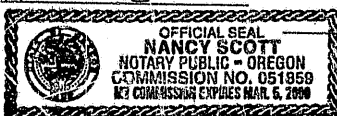
COUNTY OF _____ ss.

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 _____



Registered ☒
Indexed, Dir. ☒
Indirect ☒
Filmed ☒
Noted ☒

EXHIBIT "A"

Lot 29, Block 3 of Woodard Marina Estates, according to the official plat thereof, on file and of record at Page 114 of Book A of plats, records of Skamania County, Washington.

SUBJECT TO:

1. 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.
2. Right 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 86, in Auditor's File No. 61239, Skamania County Deed Records.
3. Restrictive Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964 in Book 53, Page 164, Auditor's File No. 63973, Skamania County Deed Records, also by instrument recorded May 11, 1967 in Book J, Page 163, Auditor's file No. 68598, 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. Amended by instrument recorded September 3, 1993 in Book 137, Page 818.
4. Conditions and Restrictions as shown on the plat recorded in Book A, Page 115, Skamania County Plat Records.
5. Because of the wider than normal width of Lot 29, and because both parties wish to assure their mutual privacy, Buyer will set back the Eastern edge of any improvements, not including below ground improvements such as septic fields, at least 10 feet back from the required 5 foot side set back. In addition, buyer will leave standing at least one line of Maples and Firs along the eastern border of Lot 29 for the same purpose of preserving privacy and greenspace. This covenant will run with the land.