

125462

BOOK 757 PAGE 674

FILED FOR RECORD AT REQUEST OF

THIS SPACE RESERVED FOR RECORDS USE  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

JUN 12 1 24 PM '96

GARY M. OLSON  
AUDITOR

CTC- 75624-LD

WHEN RECORDED RETURN TO:

Name \_\_\_\_\_

Address \_\_\_\_\_

City, Stat. Zip \_\_\_\_\_

Attn \_\_\_\_\_

56720120

THE GRANTOR

## Statutory Warranty Deed

RONALD G. SWEENEY AND MARSHA R. SWEENEY, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to KEITH BROWN AND TERESA ROBBINS, husband and wife

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

Lots 3 and 4, MALFAIT RIVERFRONT TRACTS, according to the recorded plat thereof, recorded in Book A of Plats, Page 123, in the County of Skamania, State of Washington

SUBJECT TO: RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF THE WASHOUGAL RIVER, AND RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF THE WATERS AND THE NATURAL FLOW THEREOF. RIGHTS IF ANY, OF THE PROPERTY OWNERS ABUTTING THE WASHOUGAL RIVER IN AND TO THE WATERS OF THE WASHOUGAL RIVER AND IN AND TO THE BED THEREOF; ALSO BOATING AND FISHING RIGHTS OF PROPERTY OWNERS ABUTTING THE WASHOUGAL RIVER OR THE STREAM OF WATERS LEADING THERETO OR THEREFROM. ANY ADVERSE CLAIMS BASED UPON THE ASSERTION THAT THE WASHOUGAL RIVER HAS MOVED. CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED NOVEMBER 10, 1966 IN BOOK 56, PAGE 368, SKAMANIA COUNTY DEED RECORDS. (AFFECTS LOT 4) CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 19, 1967 IN BOOK 58, PAGE 129, SKAMANIA COUNTY DEED RECORDS. (AFFECTS LOT 3)

Dated JUNE 7 1996

RONALD G. SWEENEY

MARSHA R. SWEENEY

REAL ESTATE EXCISE TAX

18116

JUN 12 1996

PAID 2931.20

V. J. MOON, Deputy  
SKAMANIA COUNTY TREASURERSTATE OF WASHINGTON,  
County of CLARK

LESLIE J. DE FRIZER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
1 MARCH 1, 1998

STATE OF WASHINGTON,  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that RONALD G. SWEENEY AND MARSHA R. SWEENEY is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (their, his, her) free and voluntary act for the use and purposes mentioned in this instrument.

Dated: JUNE 10 1996

Notary Public in and for the State of Washington,

Residing at

My appointment expires:

D-1  
L/PB No. 10

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that \_\_\_\_\_ authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Notary Public in and for the State of Washington,

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

RECORDED  
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MAILED