

130900

BOOK 174 PAGE 629

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

AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS
P.O. BOX 96
BATTLE GROUND, WA 98604

MAR 20 1 16 PM '98

P. Olson
AUDITOR
GARY M. OLSON

WARRANTY DEED

Reference: 980241

5072 21548

THE GRANTORS, BILLY C. WIGGINS and MARY LOU WIGGINS, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to LANE C. COBB and PEGGY J. COBB, husband and wife, the following-described real property, situate in the County of Skamania, State of Washington, to wit:

Tax Serial No. 07 06 35 2 2 0125 00

Lot 25 Swift Creek Estates, according to the recorded plat thereof, recorded in Book B of Plats, page 72 in the County of Skamania, State of Washington. Subject to the exceptions, rights, covenants, restrictions, reservations, easements, and encumbrances of attached Exhibit "A".

Gary H. Martin, Skamania County Assessor

Date *3-19-98* Parcel # *07063522012500*

DATED this *13* day of March, 1998.

REAL ESTATE EXCISE TAX
19381

MAR 19 1998
PAID *544.00*
W. Brown, Deputy
SKAMANIA COUNTY TREASURER

Billy C. Wiggins
BILLY C. WIGGINS, Grantor

Mary Lou Wiggins
MARY LOU WIGGINS, Grantor

WARRANTY DEED - Page 1

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STATE OF WASHINGTON)

ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that BILLY C. WIGGINS and MARY LOU WIGGINS, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13 day of March, 1998.



Peter K. Jackson
NOTARY PUBLIC in and for the State of
Washington; my commission expires: 10-23-01

WARRANTY DEED - Page 2

EXHIBIT A

1. Easement for Telephone and Telephone Lines, including the provisions thereof, recorded in Book R, page 138, Skamania County Deed Records.
2. Easement for Public Road, including the terms and provisions thereof, recorded February 3, 1934 in Book "X", Page 445, Skamania County Deed Records.
3. Easement for utilities, including the terms and provisions thereof, recorded December 14, 1959 in book 46, Page 462, Skamania County Deed Records.
4. Reservations of mineral to Burlington Northern Railroad Company, including the terms and provisions thereof recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records. Mineral Rights where assigned by mesne assignments the last of which was to the United States of America, recorded in Book 125, Page 335, Skamania County Deed Records.
5. Easement for Roads, including the terms and provisions thereof, recorded February 26, 1973 in Book 64, Page 972, Skamania County Deed Records.
6. Covenants, Conditions and Restrictions, including the terms and provisions thereof, recorded February 2, 1993 in Book 133, Page 215, Skamania County Deed Records.
7. Private Road Easement as shown on the recorded Plat.