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FILED
Searched
INDEXED
CLARK COUNTY TITLE

AUG 2 4 2001 PLEASANT HILL 1999

Van Matson

GARY L. SISKIYOU, CLERK

BOOK 192 PAGE 1

AFTER RECORDING MAIL TO:

Van Matson
15420 NE Beebe Rd.
Battle Ground, WA 98604

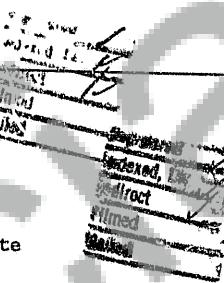
Filed for Record at Request of
Clark County Title Company
Escrow Number: 60561JH

Statutory Warranty Deed

Abbreviated Legal: LOT 2, BLOCK St. Helens Retreat

Full Legal Description on page(s): 1

THE GRANTOR Arthur C. Beagle, as his separate estate



for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to *Van E Matson and Laura L. Matson, husband and wife*

the following described real estate, situated in the County of SKAMANIA, State of Washington: Lot 2, St. Helens Retreat, recorded in Book "3" of Short Plats, Page 334, records of Skamania County, Washington. SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS ATTACHED HERETO AND MADE A PART OF. RERECORDING TO RESERVE UNTO THE GRANTOR A Road Easement over the following described property ATTACHED EXHIBIT "A"

REAL ESTATE EXCISE TAX
19969

Assessor's Tax Parcel Number(s): 07-05-15-3-3-2002-00

FEB 01 1999
PAID \$1024.50

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS ATTACHED HERETO AND MADE A PART OF.

SKAMANIA COUNTY TREASURER

Subject to Conditions as follows:

READ AND APPROVED BY:

Dated this 26 day of Jan 1999

By *Arthur C. Beagle* By *Van E. Matson*By *Gary H. Martin, Skamania County Assessor* By *7-5-15-3-3-2002*STATE OF Washington } SS By *7-5-15-3-3-2002*
COUNTY OF Clark }
7/30/99 7-5-15-3-3-2002I certify that I know or have satisfactory evidence that *Arthur C. Beagle*

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-26-99

MISTI M. FRANLOVICH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2002

Misti M. Franovich
Misti M. Franovich
Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: August 19, 2002

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ESCROW NO: 60561JH

BOOK 192 PAGE 2

- A) No unreasonable noise
- B) No debris or litter accumulation
- C) Buildings shall be neat in appearance and maintained
- D) No excessive speed on access roads and all other roads
- E) Purchaser assumes and agrees to all covenants and restrictions or comments contained on the short plat of the entire subdivision of which purchasers lot is one parcel, attached as Exhibit "A".

READ AND APPROVED BY:

V.M.
SM

REAL ESTATE EXCISE TAX
20331
AUG 16 1999
PAID Exempt
100
SKAMANIA COUNTY TREASURER

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EXHIBIT "A"

5180004.lcg.doc
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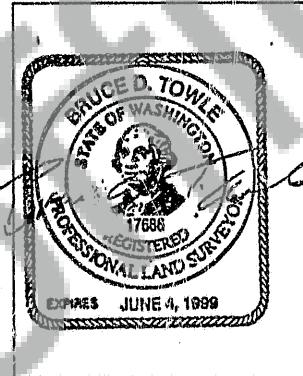
LEGAL DESCRIPTION FOR ARTHUR BEAGLE
15 Foot Strip, Lot 2

January 26, 1999

A parcel of property in the North half of the Southwest quarter of the Southwest of Section 15, Township 7 North, Range 5 East of the Willamette Meridian in Cowlitz County, Washington and being a portion of Lot 2, St. Helen's Retreat as recorded in Book 3, Page 334, Cowlitz County records further described as follows:

The West 15.00 feet of said Lot 2 lying North of the North right-of-way line of St. Helen's Drive.

PJS/sen



1/26/99

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132713

NOTES:

THE LOTS IN THIS PLAT ARE APPROVED FOR RESIDENTIAL PURPOSES. IF A BUILDING PERMIT IS REQUESTED OR REQUIRED BY THE COUNTY'S BUILDING CODE, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE A GEOTECHNICAL STUDY AS A CONDITION OF APPROVAL.

THIS PROPERTY IS NOT LOCATED WITHIN A FIRE PROTECTION DISTRICT.

ELECTRICITY IS NOT AVAILABLE IN THIS AREA.

THE LOTS SHOWN ON THIS PLAT ARE LOCATED IN A RECREATION AREA AND ARE NOT INTENDED FOR YEAR-ROUND RESIDENCY. U.S. FOREST SERVICE OR ROAD IS NOT ACTUALLY PLANNED FOR SNOW IN THE WINTER, AND ACCESS TO THE LOTS IN THIS PLAT MAY BE PROMPTED DURING WINTER MONTHS.

THIS PLAT IS LOCATED IN AN AREA OF COMMERCIAL FOREST LAND WHICH IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY INCLUDE, BUT NOT BE LIMITED TO, RESIDENTIAL DEVELOPMENT, FOREST PRODUCT USE, FOREST CULTURE, OR OTHER ACTIVITIES THAT ARE NOT FOREST RELATED. SOME SLASH BURNING, LOGGING, AND OTHER FOREST RELATED ACTIVITIES ARE CONDUCTED ON PRIVATE LANDS. OTHER FOREST RELATED ACTIVITIES, SUCH AS PLANTING, BROADCAST HERBICIDE APPLICATIONS, AND FOREST LAND MANAGEMENT ACTIVITIES ARE CONDUCTED ON FOREST LANDS IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL FOREST MANAGEMENT ACTIVITIES AND ARE NOT SUBJECT TO LOCAL FOREST OWNERSHIP, PUBLIC OWNERSHIP, OR LAND OWNERSHIP FOR FOREST USE.

NO STRUCTURES ARE TO BE SET BACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE 30' CPT PLAT THAT ARE ADJACENT TO LAND OWNED FOR FOREST USE.

16-15

Scale 1" = 100'

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