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BOOK 186 PAGE 4

FILED
CLARK COUNTY TITLE
CLARK COUNTY TITLE

AUG 2 4 40 PM '99
AMOSER AMOSER

GARY H. CLARK COUNTY ASSESSOR

AFTER RECORDING MAIL TO:

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

BOOK 192 PAGE 1

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

Gary H. Martin, Skamania County Assessor

By Date 1-28-99 Parcel # 7-5-15-3-3-2002

STATE OF Washington }
COUNTY OF Clark } SS

7-5-15-3-3-2002
7/30/99 7-5-15-3-3-2002

I 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. FRANKLOVICH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2002

Misti M. Franklovich
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

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- 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.
DM

REAL ESTATE EXCISE TAX

20331

AUG 15 1999

PAID

Exempt

Shel
SKAMANIA COUNTY TREASURER

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EXHIBIT "A"

518000041leg.doc
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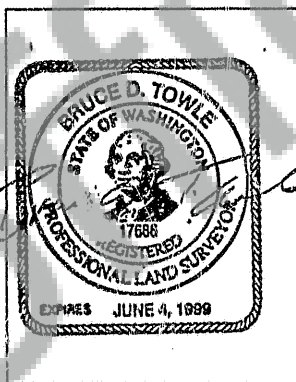
LEGAL DESCRIPTION FOR ARTHUR BEAGLE
15 Foot Strip, Lot 2

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/scn



1126195

