

STATUTORY WARRANTY DEED

55 11381



THE GRANTORS, H. ROBERT COLE and HELEN R. COLE, husband and wife,
for and in consideration of Ten Dollars and Other Good and
Valuable Consideration in hand paid, convey and warrant to
JOHN T. LANSFORD and CECILY S. LANSFORD, husband and wife,
the following described real estate, situated in the County
of Skamania, State of Washington:

Lots 1, 3, 10, 11, 12, 13, 14, and 15, of Hideaway No. 2, according to the Official Plat thereof, on file and of record at Page 4 in Book "B" of Plats, records of Skamania County, Washington.

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 11, Township 2 North, Range 3 East of the W.M., described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter; thence North 3°43'51" East to the South right of way line of Wasmougal River Road No. 1106, as traveled and established January 1, 1979; thence following said Southerly right of way in a Northeasterly direction to a point which intersects with the North right of way line of the Mabee Mines Road, as traveled and established January 1, 1979; thence Southwesterly along North right of way line of Mabee Mines Road to a point on the South line of the Northwest Quarter of the Southeast Quarter of Section 11, Township 2 North, Range 5 East of the W.M.; thence South 89°38'44" West 250 feet, more or less, to the Southwest corner of the Northwest Quarter of the Southeast Quarter and the true Point of Beginning.

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 14, Township 2 North, Range 5 East of the W.M., described as follows:

ALL that portion of the Northwest Quarter of the Northwest Quarter of Section 14, lying Southerly of the Washougal River Road, as traveled and established January 1, 1979.

Lot 18 of Hideaway on the Washougal, According to the Official Plat thereof, on file and of record at Page 151 of Book "A", records of Skamania County, Washington.

SUBJECT TO matters set forth on Exhibit "A" attached hereto.

Dated: February 23, 1979.

STATUTORY WARRANTY DEED

Page Two

H. Robert Cole
H. ROBERT COLE
Helen R. Cole
HELEN R. COLE

STATE OF WASHINGTON
COUNTY OF SKAMANIA

} ss
}

On this day personally appeared before me H. Robert Cole and Helen R. Cole, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of February, 1979.

6533

Janet L. Lattelle
Notary Public in and for the State
of Washington, residing at Stevenson.

No. 6533
TRANSACTION EXCISE TAX

MAR 12 1979
Amount Paid \$513.00

Skamania County Treasurer
By Janet L. Lattelle

EXHIBIT A to Statutory Warranty Deed dated February 23, 1979:
 SUBJECT TO: 1. Restrictive Covenants imposed on the Plat of
 Hideaway II, dated September 1, 1976, and recorded September
 28, 1976, in Book 71 of Deeds, Page 682, Auditor's File No.
 82918, records of Skamania County, Washington;

2. Easements shown on the face of the Plat as follows:

- A. A 5 Foot easement for Skamania County P.U.D.
- B. A 5 Foot Walkway dedicated to property owners -
 "Hideaways on the Washougal."

C. Walking easement from center of River to top of
 Southeast bank of river; West line Section 14, to North line
 Section 14, dedicated to property owners - "Hideaways on the
 Washougals."

3. Any question that may arise due to the shifting or
 change in the course of the Washougal River or due to said
 river having changed its course.

4. Rights of the State of Washington in and to that
 portion of said premises, if any, lying in the bed of the
 Washougal River, if said River is navigable.

5. Assessment of timber tax under provisions of RCW
 84.33 should said land be removed from timberland designation.

88182

WITNESSES:
 I, _____, of the County of _____, State of _____,
 do hereby certify that the foregoing is a true and correct copy
 of the original of the above described instrument as the same
 appears in the records of the County Auditor.

 COUNTY AUDITOR

REGISTERED
INDEXED
FILED
RECORDED
COMPARED
MAILED