

115143

BOOK 132 PAGE 539

First American Title Insurance Company

Filed for Record at Request of

Name Timothy & Nancy Nickel

Address 1225 NW 26th Street

City and State Portland, OR 97210

RECORDING
THIS SPACE PROVIDED FOR RECORDER'S USE
BY SKAMANIA CO. TITLE
DEC 14 1992
GAIL ELSON
Registered
Indexed, Dir
Indirect
Filmed
Mailed

04-75-36-0-01402-00

Statutory Warranty Deed

THE GRANTOR Lloyd M. Louther and Anna M. Louther, husband and wife----

for and in consideration of Twenty- eight thousand, four hundred fifty-five dollars & no/100----

in hand paid, conveys and warrants to Timothy K. Nickel and Nancy L. Nickel, husband and wife----

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

FOR LEGAL DESCRIPTION PLEASE SEE EXHIBIT "A" ATTACHED HERETO----

015430

REAL ESTATE EXCISE TAX

DEC 14 1992

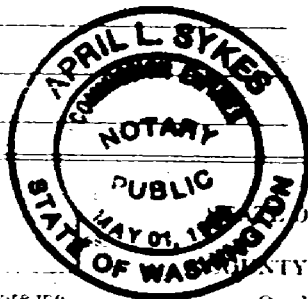
PAY 364.23

SKAMANIA COUNTY TREASURER

Dated December 7, 1992

Lloyd M. Louther
Lloyd M. Louther

Anna M. Louther
Anna M. Louther



STATE OF WASHINGTON

COUNTY OF Skamania

On this day personally appeared before me

Lloyd M. Louther
Anna M. Louther

to me known to be the individual(s) 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 day of Dec, 1992

April L. Sykes
Notary Public in and for the State of Washington, residing at Stevenson

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation

Witness my hand and official seal hereto affixed the day and year first above written

Notary Public in and for the State of Washington, residing at

Glenn B. Kimmel, Skamania County Assessor
By: 1244-92
1244-92

Exhibit "A"

A Tract of land in the Southeast Quarter of Section 36, Township 4 North, Range 7 1/2, East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the LLOYD LOUTHER SHORT PLAT, recorded in Book 3 of Short Plats, Page 216, Skamania County Deed Records.

1. Rights of the Public in and to that portion lying within road.
2. Easement for utilities including the terms and provisions thereof recorded April 27, 1915 in Book "P", Page 249, Skamania County Deed Records. Also recorded April 27, 1915 in Book "P", Page 252, Skamania County Deed Records.
3. Rights of others thereto entitled in and to the continued uninterrupted flow of Panther Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
4. Any adverse claims based upon the assertion that Panther Creek has moved.
5. Easement for roads as shown on the recorded Plats.
6. Agreement creating mutual easement for Common driveway including the terms and provisions thereof recorded June 3, 1988 in Book 109, Page 697, Skamania County Deed Records.