

115224

BOOK 132 PAGE 748

RECORDED  
BY CLARK COUNTY TITLE

DEC 30 4 13 PM '92

GARY L. LISON

This Space Reserved For Recorder's Use:

Filed for Record at Request of  
Clark County Title Company  
AFTER RECORDING MAIL TO:

Name SEAN J. MCMANUSAddress 3302 NW 103RD AVE.City, State, Zip SUNRISE, FL 33351

Escrow number: 29581GL

## Statutory Warranty Deed

THE GRANTOR JEFFREY F. CLOUTIER AND KAREN A. CLOUTIER, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to SEAN J. MCMANUS, A SINGLE PERSON

the following described real estate, situated in the County of SKAMANIA, State of Washington  
SEE EXHIBIT "A" ATTACHED AND MADE A PART HERETO.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF  
RECORD.

Glendon J. Kimball, Skamania County Assessor  
By: SK Parcel # 2-6-27-3-115

015454  
REAL ESTATE EXCISE TAX

Dated this 17 day of December, 1992

DEC 30 1992

By Jeffrey F. Cloutier  
JEFFREY F. CLOUTIER

By

By Karen A. Cloutier  
KAREN A. CLOUTIER

By

STATE OF WASHINGTON  
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that JEFFREY F. CLOUTIER AND KAREN A. CLOUTIER  
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 this instrument.

Dated: 12/29/92



Owen Lawrence  
Notary Public in and for the State of WASHINGTON  
Residing at VANCOUVER  
My appointment expires: 09-07-95

File No. 29581

EXHIBIT "A"

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

Lot 1 of Short Plats, recorded in Book 2 of Short Plats, page 110, under Recording No. 89831, also described as follows:

BEGINNING AT the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian; thence North  $0^{\circ}51'35''$  East along the East line of said Northeast Quarter of the Southwest Quarter of Section 27, 500.00 feet; thence North  $88^{\circ}51'36''$  West 433.88 feet to the center line of Woodard Creek Road; thence Southeasterly along said road to the South line of said Northeast Quarter of the Southwest Quarter of Section 27; thence South  $89^{\circ}02'21''$  East 350.32 feet to the point of beginning.

EXCEPT Public roads.

SUBJECT TO the following easement for ingress, egress and public utilities over, under and across:

Commencing at a point 500 feet North  $0^{\circ}51'35''$  East of the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 27; thence North  $88^{\circ}51'36''$  West 325.00 feet to the POINT OF BEGINNING; thence South  $20^{\circ}00'00''$  West 225 feet, more or less to the center line of Woodard Creek Road; thence Northwesterly along said road to a point that bears North  $88^{\circ}51'36''$  West from the POINT OF BEGINNING; thence South  $88^{\circ}51'36''$  East 109 feet, more or less, to the POINT OF BEGINNING.