

115539

**First American Title  
Insurance Company**

Filed for Record at Request of

Name **Richard L. Lonergan**  
Address **10567 S.W. Tualatin Drive**  
City and State **Tigard, Oregon 97224**

BOOK **133** PAGE **393**

THIS SPACE IS RESERVED FOR RECORDERS USE

BY **SKAMANIA CO. TITLE**

Feb 10 4 11 PM '93

GARY L. SON

SEARCHED  
INDEXED  
SERIALIZED  
FILED

**Statutory Warranty Deed**

THE GRANTOR **Swift Creek Estates**, a Washington non-profit corporation  
for and in consideration of the exchange of a membership certificate  
in hand paid, conveys and warrants to **Richard L. Lonergan, Laura M. Lonergan and Clint  
A. Lonergan, as tenants in common**  
the following described real estate, situated in the County of **Skamania**, State of Washington:  
**Lot 42 Swift Creek Estates**, according to the recorded plat thereof,  
recorded in Book **B** of plats, page **72** in the County of **Skamania**, State  
of Washington. Subject to the exceptions, rights, covenants, restri-  
tion, reservations, easements and encumbrances of attached exhibit A.

115537  
15537

**REAL ESTATE EXCISE TAX**

**FEB 10 1993**

PAID *Exempt*

**SKAMANIA COUNTY TREASURER**

Dated **February 8th** 19 **93**

**LeRoy Borstad**

**Secretary**

**Swift Creek Estates**

**Billy C. Wiggins**

**President**

**Swift Creek Estates**

STATE OF WASHINGTON

COUNTY OF

On this day persons appeared before me

to me known to be the individual(s) described in and who  
executed the within and foregoing instrument(s) 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 19

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

**CYNTHIA J. FISCHER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
FEBRUARY 1, 1996**

STATE OF WASHINGTON

COUNTY OF **Clark**

On this **the** day of **February** 19 **93**  
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-  
missioned and sworn, personally appeared **Billy C. Wiggins**

and **LeRoy Borstad**

to me known to be the **President and Secretary**  
respectively, of **Swift Creek Estates**  
the corporation that executed the foregoing instrument, and acknowledged the said instru-  
ment to be the free and voluntary act and deed of said corporation, for the uses and purposes  
therein mentioned, and on oath stated that **they were**  
authorized to execute the said instrument and that the seal affixed is the corporate seal of said  
corporation.

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

**Cynthia J. Fischer**  
Notary Public in and for the State of Washington, residing at  
**Willpower**

Olinda J. Kimmel, Skamania County Assessor  
By: **7-6-35-2-2-142**

## EXHIBIT A

The warranty deed is subject to the following exceptions:

- 1.) Improvements, if any, located on the real property herein described, and any security interests related thereto including but not limited to Uniform Commercial Code Filings, Mortgages and Deeds of Trust and any Bills of Sale, or Quit Claim Deeds relating to the improvements.
- 2.) Rights of others thereto entitled in and to the continued uninterrupted flow of the unnamed creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
- 3.) Rights, if any, of the property owners, abutting the unnamed creek in and to the waters of the unnamed creek and in and to the bed thereof; also boating and fishing rights of property owners abutting the unnamed creek or the stream of water leading thereto or therefrom.
- 4.) Any adverse claims based upon the assertion that the unnamed creek has moved.
- 5.) Easement for Public Road including the terms and provisions thereof recorded February 3, 1934 in Book "X", Page 445, Skamania County Deed Records.
- 6.) Easement for utilities including the terms and provisions thereof December 14, 1959 in Book 46, Page 462, Skamania County Deed Records.
- 7.) Reservations and easements and terms and conditions therein contained, and the reservation of mineral rights to Burlington Northern Railroad including the terms and conditions thereof recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records. Mineral rights were assigned by mesnes assignment the last of which was to the United States of America recorded in Book 125, Page 335, Skamania County Deed Records.
- 8.) Easement for roads including the terms and provisions thereof recorded February 26, 1973 in Book 64, Page 972, Skamania County Deed Records.
- 9.) Easement for telephone and telephone lines and provisions thereof accorded in Book R, Page 138, Skamania County Deed Records.
- 10.) Conditions, covenants and restrictions of Swift Creek Estates recorded February 2, 1993 in Book 133 Page 215-230, Skamania County Deed Records.