

115628

BOOK 133 PAGE 582

**First American Title
Insurance Company**

Filed for Record at Request of

Name **Charles & Sally Sitton**

Address **462 Glenwood Place**

City and State **Thousand Oaks, CA 91362**

THIS SPACE PROVIDED FOR RECORDER'S USE

SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

FEB 23 2 49 PM '93

Sunny
AUDITOR
GARY M. OLSON

5272 17535

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 **Charles Sitton Jr., and Sally A. Sitton**
the following described real estate, situated in the County of **Skamania**, State of Washington:

**Lot 5 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, restrictions, reservations,
easements and encumbrances of attached exhibit A.**

015572

REAL ESTATE EXCISE TAX

FEB 23 1993

PAY *Exempt*

SKAMANIA COUNTY TREASURER

Dated **February 22**, 19 **93**

C. LeRoy Borstad
C. LeRoy Borstad
Secretary

Swift Creek Estates

Billy C. Wiggins
Billy C. Wiggins
President

Swift Creek Estates

STATE OF WASHINGTON

COUNTY OF _____

On this day personally appeared before me _____

to me known to be the individual(s) described in and who
executed the within and foregoing instrument, and
acknowledged that _____ signed the same
as _____ 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 **22** 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 **C. 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 hereto affixed the day and year first above written

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

Granda J. Kimmel, Skamania County Assessor
By: *MD* Parcel # 02063522 010500
2-23-93

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 mesne 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 to 230 Skamania County Deed Records.