

115640

BOOK 133 PAGE 627

**First American Title  
Insurance Company**

Filed for Record at Request of

Name **John & Emaline Ream**  
Address **981 Cumberland Road**  
City and State **Lake Oswego, Oregon 97034**

THIS SPACE PROVIDED FOR RECORDERS USE  
SKAMANIA CO WASH  
SKAMANIA CO, TITLE

FEB 24 2 48 PM '93

GADSON

*SCR 17650*

**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 **John B. and Emaline F. Ream**  
the following described real estate, situated in the County of **Skamania** State of Washington:

**Lot 38 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.**

015581

REAL ESTATE EXCISE TAX

FEB 24 1993

PAID *Exempt*  
SKAMANIA COUNTY TREASURER

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

*C. LeRoy Borstad*  
**C. LeRoy Borstad**  
**Secretary**

*Billy C. Wiggins*  
**Billy C. Wiggins**  
**President**

**Swift Creek Estates**

**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

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 commissioned 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 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 **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

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

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 to 230 Skamania County Deed Records.