

115644

BOOK 133 PAGE 635

First American Title Insurance Company

Filed for Record at Request of

Name Ray & Carol Strange

Address 3525 Fairway Lane

City and State Longview, WA 98632

THIS SPACE PROVIDED FOR RECORDER'S USE

SKAMANIA CO. WASH
SKAMANIA CO. TITLE

FEB 24 - 2 54 PM '93

GAR SON

Registered

Indexed

Indexed

Filed

Noted

SCR 17652

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 L. Ray Strange and Carol Johnson Strange

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

Lot 43 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.

015577

REAL ESTATE EXCISE TAX

FEB 24 1993

PAID Exempt

A dep

SKAMANIA COUNTY TREASURER

Glenda J. Kimball, Skamania County Assessor
By: J.C. Parcel # 7-6-35-2-2-143

Dated February 22, 1993

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, 1993, 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.

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

CYNTHIA J. FISCHER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 1, 1995

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.