



# First American Title Insurance Company

Filed for Record at Request of

Name Robert Powne  
Address 8600 SW Lehy Road  
City and State Portland, Oregon 97225  
116235  
SCR 1786-3

FILED FOR RECORD  
THIS SKAMANIA COUNTY WASH ORDER USE  
BY SKAMANIA CO. TITLE  
MAY 14 11 17 AM '93  
P. Savry  
GARY M. OLSON  
BOOK 135 PAGE 316

## 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 Robert E. Powne and Charles Powne as joint tenants with right of survivorship  
the following described real estate, situated in the County of Skamania, State of Washington:

Lot 39 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.

015803  
REAL ESTATE EXCISE TAX

Registered h  
Indexed, Dir h  
Indirect h  
Filed h  
Mailed h

MAY 14 1993  
PAID exempt  
SW  
SKAMANIA COUNTY TREASURER

Dated May 12, 1993

C. LeRoy Borstad  
C. LeRoy Borstad  
Secretary

Swift Creek Estates

L. Ray Strange  
L. Ray Strange  
President

Swift Creek Estates

STATE OF WASHINGTON

COUNTY OF Skamania ss.  
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 they were 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 12 day of May, 1993

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

STATE OF WASHINGTON

COUNTY OF Cowlitz ss.

On this 12 day of May, 1993  
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared L. Ray Strange

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 to this day and year first above written.

L. Ray Strange  
Notary Public in and for the State of Washington, residing at

Original J. Kinney, Skamania County Assessor  
BY 86 Parcel # 2-6-35-2-2-139  
544-53

EXHIBIT A

BOOK 135 PAGE 317

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.