

STEWART TITLE COMPANY

116300

"A Tradition of Excellence"

FILED FOR RECORD AT REQUEST OF

CTC- 56404-BAS

FILED FOR RECORD

SKAMANIA CO. TITLE

THIS SPACE PROVIDED FOR RECORDER'S USE

MAY 24 2 05 PM '93

P. Lowry
GARY M. OLSON

WHEN RECORDED RETURN TO

Name _____
Address _____
City, State, Zip _____
Mailed _____

SCR-17505

Statutory Warranty Deed

THE GRANTOR SHARRON KOIDAHL, INDIVIDUALLY AND AS CUSTODIAN FOR KENNETH W. KOIDAHL AND SERINA L. KOIDAHL, MINORS UNDER THE WASHINGTON UNIFORM GIFT TO MINORS ACT

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to STEVEN BUHALY AND KAREN BUHALY, husband and wife

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

THE EXACT LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT 'A' AND BY REFERENCE THERETO MADE A PART OF THIS DOCUMENT.

REAL ESTATE EXCISE TAX

015823

MAY 24 1993
END 1235.20

SKAMANIA COUNTY TREASURER

SUBJECT TO: SEE SCHEDULE "B" ATTACHED HERETO AND MADE A PART HEREOF.

Glenda J. Kimmel, Skamania County Assessor
By: 490 Parcel # 0205342014000
5.24.93

Dated MAY 18, 1993

Sharron Koidahl
SHARRON KOIDAHL
Sharron Koidahl
SHARRON KOIDAHL CUSTODIAN FOR
KENNETH W. KOIDAHL, a minor

Kenneth Koidahl by Sharron Koidahl
KENNETH KOIDAHL
Sharron Koidahl
SHARRON KOIDAHL CUSTODIAN FOR
SERINA L. KOIDAHL, a minor

STATE OF WASHINGTON, County of CLARK	BETH ANN SANDERS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 1 1994	STATE OF WASHINGTON, County of _____
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I hereby certify that I know or have satisfactory evidence that
SHARRON KOIDAHL FOR HERSELF AND AS CUSTODIAN
FOR SERINA L. & KENNETH W. KOIDAHL

and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated MAY 18, 1993

Beth Ann Sanders
Notary Public in and for the State of Washington,
residing at VANCOUVER

My appointment expires 6-1-94

I certify that I know or have satisfactory evidence that _____
is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on

each stated that _____ authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of each party for the uses and purposes mentioned in this instrument.

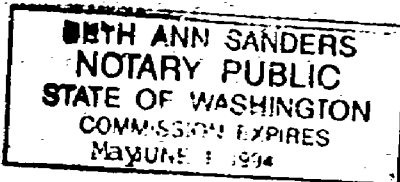
Dated _____
Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

STATE OF WASHINGTON,

County of CLARK

ss.



BOOK 135 PAGE 517

On this 18th day of SHARRON KOIDAHL
the foregoing instrument for HER self and also as Attorney in fact for KENNETH KOIDAHL
and acknowledged that she signed and sealed the same as HER free and voluntary act and deed for
self and also as HER free and voluntary act and deed as Attorney in Fact for said principal for the uses and
purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not
been revoked and that the said principal is now living and is not insane.

Given under my hand and official seal the day and year last above written.

My Appointment Expires: 6-1-94

ACKNOWLEDGMENT
INDIVIDUAL AND AS ATTORNEY IN FACT
A-11


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

Unofficial Copy

EXHIBIT "A"

BOOK 135 PAGE 518

A tract of land located in the Southwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at a point marking the intersection of the channel of the Washougal River with the West boundary line of the said Section 34; thence following the channel of the Washougal River, Easterly to a point 800 feet East of the West line of the said Section 34, said point being the initial point of the tract hereby described; thence North 435 feet, more or less, to a point in the center of a certain private road as staked out and established on December 7, 1942; thence Westerly following the center of said private road to a point 655 feet East of the West line of the said Section 34; thence South 230 feet; thence East 45 feet; thence South 205 feet, more or less, to the channel of the Washougal River, said point being 700 feet East of the West line of the said Section 34; thence Easterly following the channel of the Washougal River to the initial point.

EXHIBIT "B"

1. Rights of others thereto entitled in and to the continued uninterrupted flow of the Washougal River, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.

2. Rights, if any, of the property owners, abutting the Washougal River in and to the waters of the Washougal River and in and to the bed thereof; also boating and fishing rights of property owners abutting the Washougal River or the stream of water leading thereto or therefrom.

3. Any adverse claims based upon the assertion that the Washougal River has moved.

4. Reservations regarding the use and repair of existing roads and covenants restricting the use of the premises to residential purposes and forbidding the keeping of livestock thereon, as more particularly set forth in deed dated August 15, 1941, and recorded April 15, 1942, at page 52 of Book 29 of Deeds, records of Skamania County, Washington, and in deed dated December 7, 1942, and recorded February 27, 1943, at page 382, of Book 29 of Deeds, records of Skamania County, Washington.

5. The effect, if any, of an agreement dated July 30, 1946, relating to the use of water from an un-named soaring tributary to the Washougal River recorded March 12, 1949, at page 535, of Book 3 of Agreements & Leases, records of Skamania County, Washington.

6. Easements and rights of way existing roads and utilities, as disclosed by Warranty Deed recorded January 8, 1971 in Book 62, Page 491, Auditors File No. 73028, Skamania County Deed Records.

7. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded October 22, 1971 in Book 63, Page 419, Auditors File No. 74068, Skamania County Deed Records.