



**First American Title
INSURANCE COMPANY**

Filed for Record at Request of

Name STEVEN P. & LAURA DONNELLY

Address 3013 N. Marguerite Rd.

City and State Spokane, WA 99212-270

118976

SLIC 18464

THIS SPACE RESERVED FOR RECORDER'S USE.
FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAR 22 2 44 PM '94
P. Lowry
AUDITOR
GARY M. OLSON

BOOK 142 PAGE 34

Statutory Warranty Deed

THE GRANTOR FREDERICK D. MORGAN, a single man

for and in consideration of fulfillment of that certain real estate contract

in hand paid, conveys and warrants to STEVEN P. DONNELLY and LAURA DONNELLY, husband and wife

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

ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS EXHIBIT "A"

N/A
REAL ESTATE EXCISE TAX

MAR 22 1994
PAID 34.00 # 7818 / 11/3/80

[Signature]
SKAMANIA COUNTY TREASURER

Subject To: Covenants, Conditions, Restrictions, Rights of Way, Easements
and Reservations of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated
October , 1980 , and conditioned for the conveyance of the above described property, and
the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by,
through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges
levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on November 3, 1980 , Rec. No. 7818

Dated this 30 th day of October

[Signature]
Frederick D. Morgan

STATE OF WASHINGTON, }

County of Clark

On this day personally appeared before me Frederick D. Morgan

to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of October, 19 80

[Signature]
Notary Public in and for the State of Washington,
residing at Vancouver

EXHIBIT "A"

BOOK 142 PAGE 35

LOT 4 OF THE ADDITION TO THE FRED MORGAN SHORT PLAT FILED IN BOOK 2 OF SHORT PLATS PAGE 27; SAID ADDITION TO SHORT PLAT FILED IN BOOK 2 OF SHORT PLATS AT PAGE 121, RECORDED UNDER AUDITOR'S FILE NO. 89258;

THE SOUTH 505 FEET, AS MEASURED ALONG THE WEST LINE AND AT RIGHT ANGLES THERETO OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT A STRIP OF LAND 300 FEET IN WIDTH ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE-VANCOUVER NO. 1 AND NO. 2 TRANSMISSION LINES;

AND EXCEPT ALL THAT PORTION THEREOF LYING EASTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 1106 DESIGNATED AS THE WASHOUGAL RIVER ROAD;

AND EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE CENTERLINE OF OLD WASHOUGAL RIVER ROAD AS MORE PARTICULARLY DESCRIBED IN DEED DATED AUGUST 4, 1966, AND RECORDED AT PAGE 170 OF BOOK 56 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

ALSO EXCEPT THAT PORTION LYING NORTHERLY OF TOTE ROAD AS THE SAME IS ESTABLISHED AND TRAVELED OCTOBER 1, 1977;

ALSO EXCEPT ANY PORTION THEREOF LYING WESTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 1106. (WASHOUGAL RIVER ROAD);

EXCEPT ANY PORTION THEREOF LYING WITHIN THOSE TRACTS OF LAND CONVEYED TO SKAMANIA COUNTY BY DEED RECORDED NOVEMBER 19, 1974 UNDER AUDITOR'S FILE NO. 78460, BY DEED RECORDED APRIL 16, 1975, UNDER AUDITOR'S FILE NO. 79027, BY DEED RECORDED APRIL 21, 1975 UNDER AUDITOR'S FILE NO. 79053, AND BY DEED RECORDED NOVEMBER 24, 1975 UNDER AUDITOR'S FILE NO. 81432.