

SKAMANIA COUNTY TITLE COMPANY

THIS SPACE PROVIDED FOR RECORDER

Filed for record at the request of:

Name Robert K. & Michelle M. Baird

Address MP 053R River Road

City and State Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO WASH
BY SKAMANIA CO. TITLE

APR 20 4 35 PM '94
P. Johnson
AUDITOR
GARY M. OLSON

SCR 18533

119226

Statutory Warranty Deed

142 642

THE GRANTOR, ROBERT D. GRAVELLE, a single person,

for and in consideration of SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars

in hand paid, conveys and warrants to ROBERT K. BAIRD and MICHELLE BAIRD husband and wife, and ROBERT T. BAIRD AND ELLEN M. BAIRD, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO----

Mobile Home: VIN# ORFLJ48AD8802AM 1989 AMMAN
Series & Body 44/28

Registered
Indexed, B/L
Indexed
Filed
Mailed

016534
REAL ESTATE EXCISE TAX

PAID 992.00
1994

Dated April 18th, 1994

Robert D. Gravelle

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me

D. Gravelle

Robert

to me known to be the individual(s) 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

18th day of April, 1994

Notary Public in and for the State of Washington,

residing at Stevens, WA 98646

My Commission Expires 05/01/96

LPB-10 (6/84)

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this 18th day of April, 1994

before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and _____
to me known to be the _____ President
and _____ Secretary/
Treasurer, respectively of _____

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 _____
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 _____

My Commission Expires _____

Glenda J. Kimmer, Skamania County Assessor

By: J. Kimmer Parcel # 02 05 29 30 0900 00 4/20/94

EXHIBIT "A"

Lot 5, RIVERSIDE ESTATES, according to the recorded Plat thereof, recorded in Book B of Plats, Page 44, in the County of Skamania and State of Washington.

SUBJECT TO:

1. The records of title to the subject premises disclose no Manufactured Home Title Elimination Application (Form TD 420-730) for any Mobile Home which may be situated upon the premises. In the absence of such a recorded application, a mobile or manufactured home is personal property, not real property and will not be covered by a policy of Title Insurance. A Title Insurance Policy covers only those real property rights which are subject to recording statutes. Any personal property rights or interest to a mobile home or manufactured home are not covered by the policy.
2. Easement for Private Road as shown on the recorded Plat.
3. 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.
4. Rights, if any, of the property owners, abutting the Washougal River in and to the water 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.
5. Any adverse claims based upon the assertion that the Washougal River, has moved.
6. Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded March 27, 1980 in Book 78, Page 48, under Auditors File No. 90506, Skamania County Deed Records. Amended by instrument recorded December 9, 1985 in Book 85, Page 421, under Auditors File No. 100414, Skamania County Deed Records.
7. Possible Assessments of the Home Owners Association, as shown above.