

SKAMANIA COUNTY TITLE COMPANY

Filed for record at the request of:

Name James Eller Capra, JR. & Robin M. Totman  
Address 1121 7th Street  
City and State Hood River, OR 97031

SETR 18520

THIS SPACE PROVIDED FOR RECORDER

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE  
APR 21 3 42 PM '94  
J. Johnson  
AUDITOR  
GARY M. OLSON

119237

Statutory Warranty Deed

BOOK 142 PAGE 660

THE GRANTOR, RICHARD TODD BRUNER, a single person

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

in hand paid, conveys and warrants to JAMES ELLER CAPRA, JR. and ROBIN MARIE TOTMAN, not as Tenants in common but with rights of survivorship, the following described real estate, situated in the County of Skamania, State of Washington:

PLEASE SEE EXHIBIT "A" ATTACHED----

Registered P  
Indexed, Dir P  
Indirect P  
Filed P  
Mailed P

016535

REAL ESTATE EXCISE TAX

APR 22 1994

PAID 1094.40

JW

SKAMANIA COUNTY TREASURER

Dated April 21th, 1994

Richard Todd Bruner

Glenda J. Kimmel, Skamania County Assessor  
By: Parcel # 3-10-16-1502

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me Richard Todd Bruner

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 21st day of April, 1994.

Notary Public in and for the State of Washington, residing at Stevenson, WA  
My Commission Expires 12/31/96

LPB-10 (6/84)

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this 25th 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 \_\_\_\_\_

EXHIBIT "A"

A Tract of land in the East Half of the Southeast Quarter of the Southeast Quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the BRUNER SHORT PLAT, recorded in Book 3 of Short Plats, Page 238, Skamania County Records.

SUBJECT TO:

1. Statutory Mineral Reservation pursuant to Chapter 256, Laws of 1907, arising by fact that the chain of title begins with deeds from the State of Washington, which deeds were dated after June 11, 1907, the date when said Chapter 256 took effect.
2. Reservation of a right of way for logging railroad or road and purposes incident thereto, as contained in deed from J.P. Porter, et. al., to E.C. Goddard, recorded May 31, 1909 in Book L, Page 441, Skamania County Deed Records.
3. Reservation of the right of Skamania County to construct highways on or through said property, free from all claims from damages or compensation, as contained in deed from Skamania County to J.C. Guyer, recorded November 7, 1947 in Book 31, Page 524, Auditors File No. 37234, Skamania County Deed Records.
4. Agreement to give easements for Water Pipelines, including the terms and provisions thereof, in favor of Public Utility District No. 1 of Skamania County, recorded June 25, 1956 in Book 42, page 46, Auditors File No. 59739, Skamania County Deed Records.