



First American Title Insurance Company

Filed for Record at Request of

Name Dianne M. Luiz

Address P.O. Box 752

City and State Carson, WA 98610

120886

SEP 18 1994

THIS SPACE PROVIDED FOR RECORDER'S USE
FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE
OCT 20 3 39 PM '94
AUDITOR
GARY M. OLSON
BOOK 146 PAGE 605

Statutory Warranty Deed

16994
REAL ESTATE EXCISE TAX

OCT 21 1994

PAID 879.36

SKAMANIA COUNTY TREASURER

THE GRANTOR RICHARD A. BEARD and SELINA M. BEARD, husband and wife
for and in consideration of SIXTY EIGHT THOUSAND SEVEN HUNDRED AND 00/00--
in hand paid, conveys and warrants to DIANNE M. LUIZ, an unmarried person
the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land in the Northwest quarter of the Southwest quarter of Section 21,
Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania,
State of Washington, described as follows:

Lot 1 of the Beard Short Plat, recorded in Book 3 of Short Plats, Page 191, Skamania
County Records.

SUBJECT TO:

1. Easement disclosed on plat for the North 20 feet for roadway and utilities.
2. The rights of the public in that portion of the above described real estate lying
within Smith-Beckon Road.
3. Easement, including the terms and provisions thereof, in favor of Public Utility
District No. 1 of Skamania County, recorded January 22, 1971, in Book 62, Page 556,
Skamania County Deed Records.
4. Private Road Way Agreement, including the terms and provisions thereof, recorded
April 8, 1991, in Book 122, Page 911, Skamania County Deed Records.
5. Easements as shown on the recorded plat.

Dated September 23, 1994

Richard A. Beard

Selina M. Beard

[Signature]

[Signature]

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me

RICHARD A. BEARD AND
SELINA M. BEARD

to me known to be the individuals described in and who
executed the within and foregoing instrument, and
acknowledged that they signed the same
as their free and voluntary act and deed,
for the uses and purposes therein expressed.

GIVEN under my hand and official seal this
28th day of SEPTEMBER, 1994

Debi J. Barnum DEBI J. BARNUM
Notary Public in and for the State of Washington, residing at
CAMAS

STATE OF WASHINGTON

COUNTY OF

On this day of 19
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned and sworn, personally appeared

and
to me known to be the President and Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged the said instru-
ment 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

Registered
Indexed, Cir
Direct
Filed
Mailed

Glenda J. Kimmel, Skamania County Assessor
By: JDO Parcel # 03082130010400
10/20/94