



**First American Title  
INSURANCE COMPANY**

Filed for Record at Request of  
First American Title Insurance  
AFTER RECORDING MAIL TO:

Name TOM BLACKWOOD  
Address 628 L WASH. RIVER ROAD  
City, State, Zip WASHOUGAL, WASH. 98671  
947525/18665  
MW

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY Tom Blackwood

OCT 25 3 09 PM '94

P. Savry  
AUDITOR  
GARY M. OLSON

**120924**

(FULFILLMENT)

**Statutory Warranty Deed**

**BOOK 146 PAGE 698**

THE GRANTOR MARION W. SCHULZ, a single person

for and in consideration of FULFILLMENT OF THAT CERTAIN REAL ESTATE CONTRACT  
in hand paid, conveys and warrants to THOMAS W. BLACKWOOD and RUTH A. BLACKWOOD, husband and wife

the following described real estate, situated in the County of SKAMANIA, State of Washington:  
Lot 10, WHISPERING HILLS RIVER ESTATES, according to the Plat thereof, recorded  
Book A, Page 130, in the County of Skamania, State of Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated  
May 27, 1994, 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 Excise Tax was paid on this sale or stamped exempt on June 23, 1994, Rec. No. & 16696

Dated this 27 day of May, 1994

By Marion W. Schulz  
MARION W. SCHULTZ

By

N/A  
**REAL ESTATE EXCISE TAX**

By

By

OCT 25 1994  
PAID See #16696 06/23/94  
W. J. [Signature]  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON  
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that MARION W. SCHULTZ  
is the person who appeared before me, and said person acknowledged that  
he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: 6/1/94

MONICA L. WARDEN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JUNE 10, 1994

Monica L. Warden

Notary Public in and for the State of WASHINGTON

Residing at VANCOUVER

My appointment expires 6-10-94

Registered	✓
Indexed, Dir	✓
Indirect	✓
Filmed	
Mailed	



# SKAMANIA COUNTY TITLE COMPANY

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(509) 427-5681  
FAX (509) 427-5610

P.O. BOX 277 -- 43 RUSSELL ST.  
STEVENSON, WASHINGTON 98648

## PRELIMINARY COMMITMENT FOR TITLE INSURANCE

PROPOSED INSURED: THOMAS BLACKWOOD and ROSE BLACKWOOD, husband and wife

FIRST AMERICA TITLE COMPANY  
16701 SE MC GILVERY, SUITE 100  
CAMAS, WA 98607  
ATTN: MONICA

FILE NO. 18665

DATE: April 21, 1994

	Amount	Premium	Sales Tax
<input type="checkbox"/> ALIA Owner's Standard coverage			
<input type="checkbox"/> ALIA Mortgagee's Standard coverage			
<input type="checkbox"/> ALIA Mortgagee's Extended coverage			
<input checked="" type="checkbox"/> Purchaser's policy	\$35,000.00	\$275.00	\$19.25
<input type="checkbox"/> Indorsement(s)			
<input type="checkbox"/>			

This is a preliminary billing only; a consolidated statement of all charges, credits, and advances, if any, in connection with this order will be provided at closing.

First American Title Insurance Company, through its agent **SKAMANIA COUNTY TITLE COMPANY**, is prepared to issue on request and on recording of any appropriate documents, a policy or policies as applied for, with coverages as indicated, based on this preliminary commitment that as of APRIL 6, 1994 at 8:00 A.M., title to the property described herein is vested in:

**MARION W. SCHULZ**, a single person

subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. No liability is assumed until a full premium has been paid.

**SKAMANIA COUNTY TITLE COMPANY**

By

**JIM COPELAND**

DESCRIPTION:

Lot 10, WHISPERING HILLS RIVER ESTATES, according to the Plat thereof, recorded Book A, Page 130, in the County of Skamania, State of Washington.

NOTE: Investigation should be made to determine if there are any service, installation, maintenance or construction charges for sewer, water, telephone, gas, electricity or garbage and refuse collection, or any covenants, conditions and restrictions under which an estate, lien or interest in property has been, or may be, cut off, subordinated or otherwise impaired.

CONTINUED --

This commitment and the policy to be issued does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxes authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public record.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitude.

**SPECIAL EXCEPTIONS:**

1. Taxes for the year 1994: \$260.81, unpaid.  
Fire Patrol for 1994: \$ 15.40, unpaid.  
(Parcel No. 02-05-15-1-0-0305-00)
2. The lien of real estate Excise Sales Tax upon any sale of said premises, if unpaid.
3. The Rights of the Public in the Washougal River Road.
4. The Rights of the Public in that portion lying below the ordinary high water mark of the Washougal River.
5. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as contained in Deed from E.E. Carroll, et. al., to Millard E. Christol, et. ux., recorded September 6, 1944 in Book 30, page 183, Auditors File No. 33574, Skamania County Deed Records.
6. Declaration of Covenants, Conditions and Restrictions, Easements, Charges and Liens, including the terms and provisions thereof, recorded November 17, 1987 in Book 107, Page 461, Auditors File No. 104296, Skamania County Deed Records.

13.81 thru 6/30  
Deed interest  
298.00 per  
19.91  
und. interest.