



First American Title Insurance Company

Filed for Record at Request of

Name David and Kelly Blackwell

Address MP 2 Kueffler Road

City and State Skamania, WA 98648

FILED FOR RECORD
THIS SPACE PROVIDED FOR RECORDERS USE:
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

JAN 23 12 43 PM '95
J. P. [Signature]
AUDITOR
GARY M. OLSON

5072 19/45

121512

Statutory Warranty Deed

BOOK 147 PAGE 993

THE GRANTOR LYNDA J. OLSON, a single person

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to DAVID D. BLACKWELL and KELLY J. BLACKWELL, husband and wife

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

SEE ATTACHED EXHIBIT "A"

^{N/A}
REAL ESTATE EXCISE TAX

JAN 23 1995

PAID Sec Ex 12148 Dated 7/1/88

[Signature]
SKAMANIA COUNTY TREASURER

Registered ☒
Indexed, Lit ☒
Indirect ☒
Filmed ☒
Mailed ☒

Skamania County Assessor
By: MC Parcel 2-6-23-B-105
1/23/95

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 19, 1988, 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 July 19, 1988, Rec. No. 12148
Dated January 19, 1995

[Signature]
Lynda J. Olson

STATE OF WASHINGTON

COUNTY OF SKAMANIA } ss.

On this day personally appeared before me

LYNDA J. OLSON

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

GIVEN under my official seal this 23RD day of JANUARY, 1995

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

STATE OF WASHINGTON

COUNTY OF _____ } ss.

On this _____ day of _____, 19____, 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, 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 _____

A portion of Tract No. 10 of Columbia River Estates as more particularly shown on a survey thereof recorded at Page 364 of Book J of Miscellaneous Records under Auditor's File No. 75656, Records of Skamania County, Washington; said real property being a portion of the West half of the Northwest quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, and more particularly described as follows:

Beginning at the Northwest corner of said Tract No. 10, said Northwest corner being North $00^{\circ} 36' 09''$ East 1,595.43 feet and South $89^{\circ} 23' 51''$ East 659.33 feet from the Southwest corner of said Northwest quarter of Section 23 as measured along the said West line of the Northwest quarter and at a right angle from said West line; thence South $88^{\circ} 54' 00''$ East along the North line of said Tract No. 10, 300 feet; thence South $00^{\circ} 36' 09''$ West 327.98 feet to the West line of said Tract No. 10; thence South $37^{\circ} 54' 33''$ East 67.63 feet to a 50.37 foot radius curve to the right; thence along said 50.37 foot radius curve 21.94 feet to the true point of beginning thence continuing along said 50.37 foot radius curve 89.32 feet to a 112.85 foot radius curve to the left; thence along said 112.85 foot radius curve 238.58 feet; thence South $32^{\circ} 28' 16''$ East 146.78 feet; thence South $68^{\circ} 54' 00''$ East 348 feet, more or less, to the East line of the said West half of the Northwest quarter of Section 23; thence North along said East line 360 feet, more or less, to a point which bears South $88^{\circ} 54' 00''$ East of the true point of beginning; thence North $88^{\circ} 54' 00''$ West 291 feet, more or less, to the true point of beginning.

RESERVING TO THE GRANTOR an exclusive easement 10' in width running North and South over the Easterly portion thereof for the purpose of inspecting, maintaining, repairing, and installing a water line of a size and kind and at a location thereon of grantor's choice.

Seller does further convey an individual one-half of such interest seller may have in a spring and catch basin facility and right to the use and possession of said spring and water rights to be divided equally as water is available hereafter. Seller and purchasers agree that the maintenance, upkeep, repair and installation of refurbishing facilities shall be at the cost of purchasers until such time as seller may elect to make use of the water from said spring and thereafter the cost of any such repair, maintenance and refurbishing shall be borne equally by the parties and each to enjoy one-half of the available water therefrom.