



First American Title Insurance Company

Filed for Record at Request of

Name Irving G. Snyder, JR

Address PO Box 367

City and State Stevenson, WA 98648

THIS SPACE PROVIDED FOR RECORDING PURPOSES
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE
SEP 1 3 59 PM '95
O'Leary
AUDITOR
GARY M. OLSON

123228

Statutory Warranty Deed BOOK 152 PAGE 207

THE GRANTOR

BERNARD J. HEAVEY, JR.

for and in consideration of

THREE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/00,
paid by an accommodator pursuant to an IRC 1031 exchange.

in hand paid, conveys and warrants to

IRVING G. SNYDER, JR. a married man as his separate property

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

PLEASE SEE ATTACHED EXHIBIT "A"

17601

REAL ESTATE EXCISE TAX

SEP 5 1995

PAID 4128.00

SW

SKAMANIA COUNTY TREASURER

Dated September 1st, 19 95

Bernard J. Heavey, JR
Bernard J. Heavey, JR

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me
BERNARD J. HEAVEY, JR.
to me known to be the (individual) described in and who
executed the within and foregoing instrument, and
acknowledged that he executed the same
as HIS OWN act and deed,
for the uses and purposes therein expressed.

GIVEN under my hand and official seal this
day of SEPTEMBER, 19 95
Deb. J. Salmon DEB. J. SALMON
Notary Public in and for the State of Washington, residing at
CPMAS

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, i.e. ☒
Indirect ☒
Filed ☒
Mailed ☒

EXHIBIT "A"

A tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lots 1 and 3 of the HEAVEY SHORT PLAT, recorded in Book 3 of Short Plats, Page 164, Skamania County Records.

SUBJECT TO:

1. Easement for Pipeline, including the terms and provisions thereof, recorded October 30, 1909 in Book M, Page 77, Skamania County Deed Records.
2. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of the Columbia River.
3. Rights of others thereto entitled in to the continued uninterrupted flow of Nelson Creek, and rights of upper and lower riparian owners in and to their use of the water and the natural flow thereof.
4. Any adverse claims based upon the assertion that Nelson Creek has moved.
5. Flowage Easement to United States, including the terms and provisions thereof, recorded in Book 2, Page 456, Skamania County Deed Records.
6. Flowage Easement to United States, including the terms and provisions thereof, recorded December 13, 1973 in Book 65, Page 961, Skamania County Deed Records.
7. Private Roadway Agreement, including the terms and provisions thereof, recorded July 5, 1990 in Book 119, Page 637, Skamania County Deed Records.
8. Easements, as shown on the recorded short plat in Book 3 of Short Plats, Page 164.

Gary H. Martin, Skamania County Auditor
 Date 7/1/95 _____ Printed at 3-75-26-4-1300, 1991