



# First American Title Insurance Company

Filed for Record at Request of

Name Demian C. Dawson

Address 12606 NE 46th St.

City and State Vancouver, WA 98682

SEP 20/60

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

JUL 19 12 26 PM '96

*O. Lawry*  
AUDITOR  
GARY H. OLSON

## Statutory Warranty Deed

125792

BOOK 158 PAGE 513

THE GRANTOR MATTHEW SLAK and KAREN SLAK, husband and wife

for and in consideration of ONE HUNDRED THOUSAND AND 00/00

in hand paid, conveys and warrants to DEMIAN C. DAWSON, a single person

the following described real estate, situated in the County of Skamania, State of Washington:  
Lot 18, Block 1 of Woodard Marina Estates, according to the official plat thereof, on  
file and of record in Book A of Plats, Page 114, records of Skamania County Washington,  
together with shore lands of the second class conveyed by the State of Washington fronting  
and abutting upon the above described property.

### SUBJECT TO:

1. 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.
2. Any adverse claims based upon the assertion that the Columbia River has moved.
3. Easement for Electric Transmission, including the terms and provisions thereof, recorded July 31, 1912 in Book O, Page 23, Skamania County Deed Records.
4. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded April 3, 1963 in Book 51, Page 186 in Auditor File No. 61239, Skamania County Deed Records.
5. Restrictions, Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964 in Book 53, Page 164, Auditor File No. 63973, Skamania County Rec.
6. Conditions and Restrictions, as shown on the recorded plat.
7. Home Owners Association, including the terms and provisions thereof, including any assessments, as shown above. Amended by instrument recorded September 3, 1993, Book 137, Page 818.

Dated July 1, 1996

*Matthew Slak*  
Matthew Slak

*Karen K. Slak*  
Karen K. Slak

REAL ESTATE EXCISE TAX  
18205

JUL 19 1996

PAID 1280.00

*James H. Stevenson*  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF Skamania

On this day personally appeared before me

Matthew Slak &

Karen K. Slak

to me known to be the individual(s) 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 mentioned.

GIVEN under my hand and official seal this

1 day of July, 1996

*James H. Stevenson*  
Notary Public in and for the State of Washington, residing at  
Stevenson

STATE OF WASHINGTON

COUNTY OF

On this \_\_\_\_\_ day of \_\_\_\_\_

before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn to, appeared

and

to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of the \_\_\_\_\_ a corporation, duly organized under the laws of the State of Washington, and acknowledged the said instrument to be the act and deed of said corporation, for the uses and purposes therein mentioned, 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 \_\_\_\_\_

Indorsed, Or  
Indirect  
Filed  
Noted