



First American Title Insurance Company

Filed for Record at Request of

Name Wagner

Address 11920 Oatfield Ct. NW

City and State Portland, OR 97229

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

AUG 1 2 41 PM '96

D. Johnson
AUDITOR
GARY H. OLSON

BOOK 158 PAGE 737

SETR 20286

125890

Statutory Warranty Deed

THE GRANTOR MATTHEW C. MCCALLUM, a single person
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RICHARD J. WAGNER and BARBARA W. WAGNER, husband and wife
the following described real estate, situated in the County of Skamania, State of Washington

Lots 3 & 4 Block 3 of Woodard Marina Estates, according to the recorded plat thereof,
recorded in book A of plats, Page 114, in the County of Skamania, State of Washington.

SUBJECT TO:

1. Right of Way Easement for Electric Transmissions and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded April 3, 1912 in Book O, Page 23, Skamania County Deed Records.
2. 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, Auditor File No. 61239, Skamania County Deed Records.
3. Restrictive Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964 in Book 53, Page 164, Auditor File No. 63973, Skamania County Deed Records, also by instrument recorded May 11, 1967 in Book J, Page 163, Auditors File No. 68598, Skamania County Miscellaneous Records, and by instrument recorded May 1, 1970 in book J, Page 270, Auditors File No. 72096, Skamania County Miscellaneous Records.
4. Conditions and Restrictions, as shown on the Plat recorded in Book A, Pages 114 & 115 Skamania County Miscellaneous Records.

Dated July 29, 1996

Matthew C. McCallum
Matthew C. McCallum

REAL ESTATE EXCISE TAX

1822A

AUG 01 1996

PND 678.40

JW
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF CLARK

On this day personally appeared before me

MATTHEW C. MCCALLUM

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that *he* signed the same as *his* free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

29 day of JULY, 1996

Herbert C. Calhoun
Notary Public in and for the State of Washington, residing at VANCOUVER

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, 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

Without my hand and official seal hereto affixed the day and year first above written.

HERBERT C. CALHOUN

NOTARY PUBLIC

STATE OF WASHINGTON

COMMISSION EXPIRES

FEBRUARY 3, 1999