



# First American Title Insurance Company

Filed for Record at Request of

Name Biencourt

Address 571 Skamania Landing Road

City and State Skamania, WA 98648

SCR 20346

THIS SPACE PROVIDED FOR RECORDERS USE:

FILED FOR RECORD  
SKAMANIA CO. TITLE

OCT 1 11 14 AM '96  
P. J. LARRY  
AUDITOR  
GARY H. OLSON

## Statutory Warranty Deed

126334

BOOK 159 PAGE 783

THE GRANTOR KENT R. SMITH and JANICE E. SMITH

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to CHRISTOPHER BIENCOURT and CAROLE BIENCOURT, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington, Lots 8 and 9, Block 1, 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. 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. Rights of others thereto entitled in and to the continued uninterrupted flow of the Columbia River, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Any adverse claims based upon the assertion that Columbia River has moved.
4. Right of Way Easement for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded July 31, 1912 in Book O, Page 23, Skamania County Deed Records.
5. Rights 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 86, Skamania County Deed Records.
6. Restrictive Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1963 in Book 53, Page 164. Also by instrument recorded May 11, 1967 in Book J, Page 270, Skamania County Deed Records.

Dated Sept 20 1996

Kent R. Smith  
Kent R. Smith

Janice E. Smith  
Janice E. Smith

7. Conditions and Restrictions, as shown on Plat recorded in Book A, Page 114.
8. 10 Foot Planting Easement over the Easternly line of said lot, as shown on the plat.

### REAL ESTATE EXCISE TAX

18331

STATE OF WASHINGTON New Mexico  
COUNTY OF Santa Fe

On this day personally appeared before me

Janice E. Smith  
Kent R. Smith

to me known to be the individual(s) described in and who executed the foregoing instrument, and signed the same

free and voluntary act and deed, and the same is the same as therein mentioned.

Notary Public in and for the State of Washington, residing at  
51 Airport Rd #163 Santa Fe NM 87505

STATE OF WASHINGTON

COUNTY OF

On this day of

before me, the undersigned, a Notary Public in and for the State of Washington, 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

Registered  
Indexed, Dr  
Indirect  
Filed  
Noted