



# First American Title Insurance Company

Filed for Record at Request of

Name Verley & Lyons

Address PO Box 1907

City and State White Salmon, WA 98672

THIS SPACE PROVIDED FOR RECORDERS USE:

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

OCT 15 4 19 PM '96

*Olson*  
AUDITOR  
GARY M. OLSON

*See 20347*

## Statutory Warranty Deed

126450

BOOK 160 PAGE 87

THE GRANTOR RICHARD P. EFFINGER and KATHLEEN P. EFFINGER, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to J.R. VERLEY, an unmarried person and BETTYE A. LYONS, an unmarried person the following described real estate, situated in the County of Skamania, State of Washington:  
Lot 16, Block 2 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 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.
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, Auditors File No. 61239, Skamania County Deed Records.
3. Restrictive Covenants and Conditions, including the terms and provisions thereof, August 17, 1964 in Book 53, Page 164, Auditors File No. 63973, Skamania County Deed Records, also by instrument recorded May 11, 1967 in Book "J", Page 163, Auditors File No. 98598, Skamania County Misc. Records, and by instrument recorded May 1, 1970 in Book J, Page 270, Auditors File no. 72096, Skamania County Misc. Records.
4. Conditions and Restrictions as shown on the Plat recorded in Book "A", Page 114 and 115, Skamania County Plat Records.

Dated August 23, 1996

*Richard P. Effinger*  
Richard P. Effinger

*Kathleen P. Effinger*  
Kathleen P. Effinger

18362  
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me

RICHARD P. EFFINGER & KATHLEEN P. EFFINGER

to me known to be the (s) described in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my official seal this 15th day of September, 1996

*Debi J. Barnum*  
Debi J. Barnum  
Notary Public in and for the State of Washington, residing at CAMAS

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

On this day, 1996, before me, the undersigned, a Notary Public 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 \_\_\_\_\_

Indexed ☒  
Recorded ☒  
Filed ☒  
Noted ☒

GARY M. OLSON, Skamania County Auditor  
Date 10/15/96 Per 21-0634 14030000