



First American Title Insurance Company

Filed for Record at Request of

Name Dudley

Address _____

City and State _____

THIS SPACE PROVIDED FOR RECORDER'S USE:

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

Nov 4 11 50 AM '96

P. Lowry
AUDITOR
GARY M. OLSON

STC 20477
126627

Statutory Warranty Deed

BOOK 160 PAGE 581

THE GRANTOR JOAN MASON

for and in consideration of FIFTEEN THOUSAND AND 00/00

in hand paid, conveys and warrants to MICHAEL R. DUDLEY and SHARON L. DUDLEY, husband and wife

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

18412

SEE ATTACHED EXHIBIT "A"

REAL ESTATE EXCISE TAX

NOV - 4 1996

PAID 192.00

SW
SKAMANIA COUNTY TREASURER

Dated October 31, 19 96

Joan Mason
Joan Mason

STATE OF WASHINGTON
COUNTY OF SKAMANIA

On this day personally appeared before me

JOAN MASON

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 HER free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of NOVEMBER, 19 96

Debbie L. Baenum
Debbie L. Baenum
Notary Public in and for the State of Washington, residing at CLAMAS

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 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 _____

Gary M. Olson, Skamania County Auditor
Case 114196 - Paid \$2308.27 on 11/01/00

Registered
Indexed, Cir
Indirect
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EXHIBIT "A"

BOOK 160 PAGE 582

That portion of the Southwest Quarter of the Southwest Quarter of Section 29, Township 3 North, Range 8 East Willamette Meridian, lying Southerly of the right of way acquired by the State of Washington for Primary Highway 8, described below:

Beginning 300 feet Southwesterly of the intersection of the East line of the Southwest Quarter of the Southwest Quarter of said Section 29 with the South line of State Highway No. 8 (also known as U.S. Highway 14); thence South 418 feet; thence in a Southwesterly direction 550 feet to a point 418 feet due South of the South line of said highway; thence North 418 feet to the South line of said highway; thence following the Southerly line of said highway in a Northeasterly direction to the point of beginning;

EXCEPT that portion if any lying within Albert McKee et. ux. by instrument recorded April 2, 1982 in Book 81, Page 30.

Together with an Easement for access over the Joan Mason property as Deed recorded in Book 160, Page 355, Also known as SPRAGUE Landing Road and that portion which may be required to get to said Road from the East line of the above described property.

SUBJECT TO:

1. Rights of others thereto entitled in and to the continued uninterrupted flow of Unnamed Creek, and rights of upper and lower riparian owners in and to the use of waters and the natural flow thereof.
2. Any adverse claims based upon the assertion that Unnamed Creek has moved.
3. Rights of the public in and to that portion lying within Roads and Highways.
4. 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.
5. Easement for Transmission lines, including the terms and provisions thereof, recorded August 26, 1912 in Book 0, Page 61.
6. Reservation for Easement for Access, Road and Boat Landings, etc., including the terms and provisions thereof, recorded January 18, 1946 in Book 30, Page 591.
7. Easement for private Access Road being 40 feet wide, including the terms and provisions thereof, recorded November 25, 1969 in Book 61, Page 374, Skamania County Deed Records.
8. Flowage Easement, including the terms and provisions thereof, recorded February 13, 1974 in Book 66, Page 281, Skamania County Deed Records.
9. Reservations, including the terms and provisions thereof, recorded in Book 61, Page 39.
10. Easements for Pipeline, including the terms and provisions thereof, recorded in Book 30, Page 308, Skamania County Deed Records.

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