

127436

BOOK 162 PAGE 915

FILM RECORD
SKAMANIA CO., WASH
BY SKAMANIA CO., TITLE

FEB 25 1 32 PM '97

O'Leary
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name John Moore

Address 802 Skamania Landing Road

City/State Skamania, WA 98648

SCR 20611

Statutory Warranty Deed

THE GRANTOR JOHN A. BACKSTRAND and BOBBIE J.
BACKSTRAND, husband and wife

for and in consideration of TWO HUNDRED FIFTY THOUSAND
AND 00/00

in hand paid, conveys and warrants to JOHN L. MOORE, Jr.,
a single person

the following described real estate, situated in the County of Skamania

Block 1,
Lots 2 and 3 Woodard Marina Estates, recorded in Book A, Page 115.

See Page 2 for complete Legal Description



First American Title
Insurance Company

(this space for title company use only)

, State of Washington:

REAL ESTATE EXCISE TAX

~~62981~~ 18629

FEB 25 1997

PAID

W. J. J. J. J.
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 02-06-35-2-3-0200-00

Dated February 19, 19 97

John A. Backstrand
John A. Backstrand

Bobbie J. Backstrand
Bobbie J. Backstrand

LPB-10 (11/96)

REGISTERED
INDEXED
FILED
FEB 25 1997
SKAMANIA COUNTY

Gary H. Martin, Skamania County Assessor
Date 2-25-97 Parcel 02-06-35-2-3-0200

COMPLETE LEGAL DESCRIPTION

Lots 2 and 3 Block 1 Woodard Marina Estates, according to the recorded Plat thereof, recorded in Book A of Plats, Page 115, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to John A. Backstrand et ux, by instrument recorded September 7, 1995 in Book 152, Page 282.

TOGETHER with Shorelands of the Second Class as conveyed by the State of Washington and fronting and abutting on said Lots 2 and 3.

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 right of way for Transmission Lines, including the terms and provisions thereof, recorded July 31, 1912 in Book O, Page 23.
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 Skamania County Deed Records.
5. Restrictive Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964 in Book 53, Page 164. Also recorded May 11, 1967 in Book J, Page 270.
6. Conditions and Restrictions as shown on the recorded plat.
7. Assessments of Homeowners Association, as shown in the above conditions.
8. Amendment to the Bylaws, including the terms and provisions thereof, recorded September 3, 1993 Book 137, Page 818.

Cary H. Martin, Skamania County Assessor

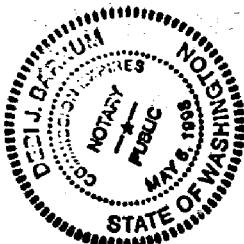
Date 2-25-97 Parcel # 26-16-31-2-3-20-110

STATE OF WASHINGTON, }
County of SKAMANIA } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me JOHN A. BACKSTRAND AND BOBBIE J. BACKSTRAND 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 21ST day of FEBRUARY, 1997



Debi J. Barnum DEBI J. BARNUM
Notary Public in and for the State of Washington,
residing at _____

My appointment expires MAY 6, 1998

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Corporate

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 (if any) 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 _____

My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____