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BOOK 177 PAGE 252

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

MAY 19 8 53 AM '98

P. Laury
AUDITOR
GARY M. OLSONName Karen Taylor
Address 742 Skamania Landing Road
City, State, Zip Skamania, Washington 98648
CAT-538111

185796db

Reference# (If applicable):

Grantor(s): (1) Biencourt Christopher (2) Biencourt Carole
Grantee(s): (1) Taylor Karen (2)

Addit. Grantor(s) on pg. Addit. Grantee(s) on pg.

Legal Description(abbr.): Lots 8 & 9 Woodard Marina Estates

Addit. legal(s) on pg.

Assessor's Tax Parcel ID# Acct # 02-06-35-2-3-0800 & 0900

STATUTORY WARRANTY DEED

THE GRANTOR Christopher Biencourt and Carole Biencourt, Husband and Wife, for and in consideration of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, conveys and warrants to Karen Taylor, an unmarried person, 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 plat thereof recorded in Book "A" of Plats, page 114, records of Skamania County, Washington.

See Attached Exhibit "A"

Gary H. Martin, Skamania County Assessor

Date 5/18/98 Parcel # 2-6-35-2-3-800, 900
44

Dated May 13, 1998

Christopher Biencourt

Carole Biencourt

REAL ESTATE EXCISE TAX
19522

MAY 18 1998

PAID \$3840.00

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF Clark

} ss.

On this day personally appeared before me Christopher Biencourt and Carole Biencourt to be 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 13 day of May, 1998.PAMELA A. SHROBMAN, Notary Public in and for the State of Washington,
NOTARY PUBLIC, Signing at Vancouver
STATE OF WASHINGTON, Appointment expires: 9-9-2000
COMMISSION EXPIRES
NOVEMBER 9, 2000

Transnation

Form 7178-3 (Rev. 12-96)

TRANSNATION TITLE INSURANCE COMPANY

SUBJECT TO:

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Purpose: East 10 feet
Area Affected: Planting easement
Disclosed to: Plat

2. Easements as shown on the recorded plat.

3. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Northwestern Electric Company, a corporation
Purpose: Electric transmission line
Area Affected: Blanket
Dated: July 20, 1912
Recorded: July 21, 1912
Recording No.: Book 0, Page 24

4. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skamania County Public Utility District No. 1
Purpose: Electric distribution line
Area Affected: Blanket
Dated: April 1, 1963
Recorded: April 3, 1963
Recording No.: G 61329, Book 51, page 186

5. Easements and rights of way for public roads including right of way for County Road No. 1016 designated as the Skamania Landing Road granted to Skamania County, Washington by deed dated April 17, 1969, and recorded March 23, 1971, at page 728 of Book 62 of Deeds, under Auditor's File No. 73257, Records of Skamania County, Washington.

6. Covenants, conditions and restrictions as shown on the face of the plat.

Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.

7. Right of the State of Washington in and to the portion, if any, of the property herein described which lies below the line of ordinary high water of the Columbia River.

8. Covenants, conditions and restrictions imposed by instrument recorded under Book J, page 62.

9. Covenants, conditions and restrictions imposed by instrument recorded under Book 53, page 164.

10. MATTERS SET FORTH BY SURVEY:

Dated: January 1996
Recorded: April 22, 1996
Recording No.: Book 2, page 221

11 Assessments, if any, levied by the Skamania Landing Owners Association.