

134111

BOOK 186 PAGE 4

FILE  
SK  
CLARK COUNTY TITLE

FEB 1 11 05 AM '99

*Amoser*

CARTER

AFTER RECORDING MAIL TO:

Van Matson  
15420 NE Beebe Rd.  
Battle Ground, WA 98604

Filed for Record at Request of  
Clark County Title Company  
Escrow Number: 60561JH

Statutory Warranty Deed

Abbreviated Legal: LOT 2, BLOCK St. Helens Retreat

Full Legal Description on page(s): 1

THE GRANTOR Arthur C. Beagle, as his separate estate

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to *Van & Matson and Laura L. Matson, husband and wife*

the following described real estate, situated in the County of SKAMANIA, State of Washington:  
Lot 2, St. Helens Retreat, recorded in Book "3" of Short Plats, Page 334  
records of Skamania County, Washington. SUBJECT TO: COVENANTS, CONDITIONS,  
RESTRICTIONS, EASEMENTS AND AGREEMENTS ATTACHED HERETO AND MADE A PART OF.

REAL ESTATE EXCISE TAX  
19969

Assessor's Tax Parcel Number(s): 07-05-15-3-3-2002-00

FEB 01 1999  
PAID \$1024.00

~~SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS ATTACHED HERETO AND MADE A PART OF.~~

SKAMANIA COUNTY TREASURER

Subject to Conditions as follows:

READ AND APPROVED BY

Dated this *26* day of *Jan* 1999

By *[Signature]*  
Arthur C. Beagle

Gary H. Martin, Skamania County Assessor

By \_\_\_\_\_

Date *1-29-99* Parcel # *7-5-15-3-3-2002*  
*2-1-99* *7-5-15-3-3-2002*

STATE OF Washington  
COUNTY OF Clark

SS

I certify that I know or have satisfactory evidence that Arthur C. Beagle

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *1-26-99*

MISTI M. FRANULOVICH  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
AUGUST 19, 2002

*Misti M. Franulovich*  
Misti M. Franulovich  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My appointment expires: August 19, 2002

ESCROW NO: 60561JH

- A) No unreasonable noise
- B) No debris or litter accumulation
- C) Buildings shall be neat in appearance and maintained
- D) No excessive speed on access roads and all other roads
- E) Purchaser assumes and agrees to all covenants and restrictions or comments contained on the short plat of the entire subdivision of which purchasers lot is one parcel, attached as Exhibit "A".

READ AND APPROVED BY:

V.M.  
J.M.



132713

NOTES:

THE LOTS IN THIS PLAN ARE APPROVED FOR RESIDENTIAL PURPOSES. IF A BUILDING PERMIT IS REQUESTED OR OBTAINED BY THE COUNTY'S BUILDING CODE, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE A SUBSTANTIAL SURVEY AS A CONDITION OF APPROVAL.

THE PROPERTY IS NOT LOCATED WITHIN A FIRE PROTECTION DISTRICT.

ELECTRICITY IS NOT AVAILABLE IN THE AREA.

THE LOTS SHOWN ON THIS PLAN ARE LOCATED IN A RECREATION AREA AND ARE NOT INTENDED FOR YEAR-ROUND RESIDENCY.

ALL POWER SERVICE IN ROAD IS NOT ACTIVELY PLANNED FOR SHOW IN THE MAPPER AND ACCESS TO THE LOTS IN THE PLAN MAY BE PROMOTED DURING WINTER MONTHS.

THE SHORT PLAN IS LOCATED IN AN AREA OF CONVENTIONAL POWER LINES WHICH IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. IN ADDITION, THE SHORT PLAN IS SUBJECT TO THE DAILY ACTIVITIES OF VISITORS, PLANNING, WRECKAGE, RECREATION, AND OTHER ACTIVITIES. THESE ACTIVITIES ARE NOT SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. ALL STRUCTURES ARE TO BE SET BACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE SHORT PLAN THAT ARE ADJACENT TO LAND USED FOR FOREST USE.

LEGEND

ST. HELENS

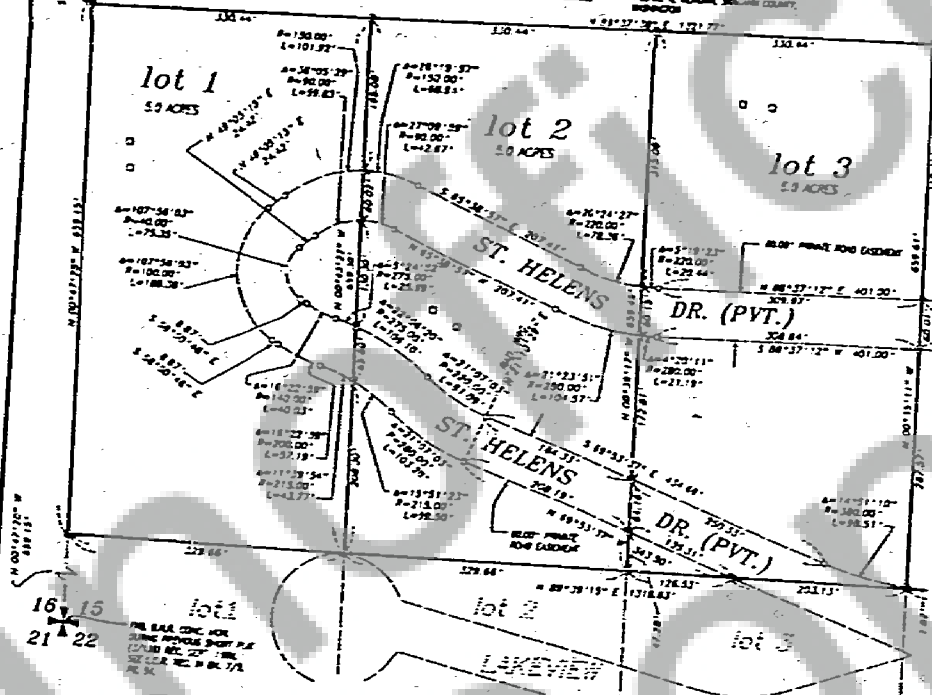
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- 100. SET 1" X 1" X 1" FOR 1/4" PLATE OF 1/4" (1/4" X 1/4" X 1/4")

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SEQUENT QUARTER OF THE SEQUENT QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, SHERMAN COUNTY, OREGON.

16 15

Scale 1" = 100'



16 15  
21 22



DETAIL A  
NOT TO SCALE

SURVEYOR'S CERTIFICATE

This map is a true and correct representation of lands actually surveyed by me or under my direction in conformity with the provisions of R.C.W. 56.17 Laws of the State of Oregon, at the register of Arthur Beagle.

JERRY C. NELSON - V9025

DATE



NOTICE: Purchasers of a lot, or lots, in this plat are advised to consult the Sherman County Comprehensive Handbook with regard to private roads because the maintenance of the private roads during this plat is not the responsibility of the private roads. The condition of the private roads may affect subsequent attempts to divide your lot, or lots. Private roads must comply with Sherman County's private road maintenance laws. See R.C.W. 56.17 Laws of the State of Oregon, at the register of Arthur Beagle.

LAND  
NOT  
TAXED  
PLANS  
SUBD  
7/2/21