

135073

BOOK 189 PAGE 54

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

May 7 11 56 AM '99

GARY M. OLSON
AUCTIONEER**AFTER RECORDING MAIL TO:**Name Bruce and Rebecca FriedrichAddress 102 Leslie LaneCity/State Skamania WA 98648SN 22608**Statutory Warranty Deed**THE GRANTOR JIM L. CHASE AND FRANCES M. CHASE,
HUSBAND AND WIFEfor and in consideration of Ten Dollars and Any Other
Valuable Considerationsin hand paid, conveys and warrants to BRUCE P. FRIEDRICH AND
REBECCA F. FRIEDRICH, HUSBAND AND WIFEthe following described real estate, situated in the County of Skamania
Abbreviated Legal is; SW $\frac{1}{4}$ OF SEC 26, T2N, R6E
Full Legal is On Page 2First American Title
Insurance Company**REAL ESTATE EXCISE TAX**

20176

MAY - 7 1999

PAID 5,766.40

(this space for title company use only)

SKAMANIA COUNTY TREASURER

SPECIAL EXCEPTIONS:

1. Easements as disclosed on the survey of Beacon Highlands as recorded in Book 1 of Surveys on Page 257, Skamania County Records.
2. Boundary Line Agreement and Grants of Easements recorded under Auditors File No. 91311, in Book 78 of Deeds, Page 729, recorded September 25, 1980, Records of Skamania County, Washington.
3. Declaration of Covenants and Restrictions including the terms and provisions thereof, recorded September 12, 1980 in Book 78, Page 668.
4. Declaration of Road Maintenance Agreement including the terms and provisions thereof, recorded September 12, 1980 in Book 6, Page 383.

SPECIAL EXCEPTIONS CONTINUED

Assessor's Property Tax Parcel/Account Number(s): 02-06-26-3-0-0200-00

Dated May 7, 1999

Gary H. Martin, Skamania County Assessor

Date 5/1/99 Parcel # 02 06 26 30 0200 00

Jim L. Chase

Frances M. Chase

LPB-10 (11/96)

EXHIBIT "A"

A tract of land situated within the Southeast Quarter of the Southwest Quarter Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington and described as:

That portion of Tract No. 1 of BEACON HIGHLANDS which lies Easterly of the Easterly right of way line of 'EASEMENT C'; PLUS that portion lying Southerly of the Southeasterly right of way line of 'EASEMENT A' and 'EASEMENT C' within the South 661.07 feet of said Section 26 and South of and adjacent to Tract No. 1 of said BEACON HIGHLANDS;

EXCEPTING THEREFROM the West 155.43 feet of the South 661.07 feet of said Section 26 as measured perpendicular to and along the West line thereof;

ALL as shown on the map thereof recorded in Book 1, Page 257 of Surveys, AP# 91239, records of Skamania County Auditor;

2/1/99

SPECIAL EXCEPTIONS CONTINUED

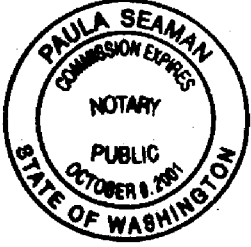
5. Declaration of Road Maintenance Agreement including the terms and provisions thereof, recorded September 12, 1980 in Book 6, Page 383.

STATE OF WASHINGTON, } ss.
 County of Strommen

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Vim L. Chade + Francis M. Chade 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 7th day of May, 1999



Paula Seaman
 Notary Public in and for the State of Washington,
 residing at Stevens
 My appointment expires 10-8-2001

STATE OF WASHINGTON, } ss.
 County of _____

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 _____