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BOOK 190 PAGE 885

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

JUN 29 4 05 PM '99

Olson
AUDITOR
GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Vassar Byrd & Theodore Claussen
Address 1534 SE 40th Ave
City/State Portland OR. 97214

SR 22724

Statutory Warranty Deed

THE GRANTOR RONALD M. COLE & ANNETTE L.
COLE, husband and wife



First American Title
Insurance Company

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

in hand paid, conveys and warrants to VASSAR T. BYRD, a single
person & THEODORE L. CLAUSSEN, a single person

(this space for title company use only)

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

REAL ESTATE EXCISE TAX

T3N, R8E, S31 & 32

FULL LEGAL IS ON PAGE 2

SPECIAL EXCEPTIONS ON PAGE 3

20267
JUN 29 1999
PAID \$3200.00
Gary H. Martin
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor
Date 6-29-99 Parcel # 3-1-31-600
6764

Assessor's Property Tax Parcel/Account Number(s): 03-08-31-0-0-0600-00

Dated June 29, 1999

Ronald M. Cole
Ronald M. Cole

Annette L. Cole
Annette L. Cole

EXHIBIT 'A'

PARCEL I

Commencing at a point on the Government Meander Line on the North shore of the Columbia River where the North and South line between Sections 31 and 32, Township 3 North, Range 8 East of the Willamette Meridian, intersects with said Meander Line; thence North on said Section line to the right of way of the Spokane, Portland and Seattle right of way; thence Westerly along the South line of said right of way a distance of 1024 feet; thence South $22^{\circ} 30'$ East to said Government Meander Line on said North shore of the Columbia River; thence on said Meander Line Easterly to the point of beginning.

PARCEL II

That part of the Northwest Quarter of the Northeast Quarter and Government Lot 6 in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, lying South of State Highway No. 8 and North of Spokane, Portland and Seattle Railway tracks and lying East of a line 200 feet East of a line running parallel with the Meander Line of Smith Creek.

Excepting therefrom the following for both parcels:

1. That portion Conveyed to the Trust For Public Land recorded July 9, 1998 in Book 83, Page 665.
2. That portion lying within State Highway.

Gary H. Martin, Skamania County Assessor

Date 6-21-99 Parcel # 3-8-31-610
GMM

SPECIAL EXCEPTIONS

- 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 Rights of others thereto entitled in and to the continued uninterrupted flow of SMITH CREEK, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
- 3 Rights, if any, of the property owners, abutting the COLUMBIA RIVER in and to the bed thereof; also boating and fishing rights of property owners abutting the COLUMBIA RIVER or the stream of water leading thereto of therefrom.
- 4 Any adverse claims based upon the assertion that COLUMBIA RIVER & SMITH CREEK has moved.
- 5 Reservations of Minerals to William F. Sweeney et al by instrument recorded June 25, 1954 in Book 38, Page 219.
- 6 Rights of the Public in and to that portion lying within Highway.
- 7 Easement for overflow, in favor of the State of Washington, including the terms and provisions thereof recorded in Book 68, Page 50.
- 8 Easement for overflow, in favor of the State of Washington, including the terms and provisions thereof recorded in Book 68, Page 219.
- 9 We find no Recorded Access over Railroad and therefor can not insure the property lying South of Railroad for Access across Railroad.

STATE OF WASHINGTON, }
County of Stimington ss. ACKNOWLEDGMENT - Individual

On this day personally appeared before me Ronald M. Cole & Annette L. Cole 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 29th day of June, 19 99

Paula Seaman
Notary Public in and for the State of Washington,
residing at _____
My appointment expires 10.8.2001

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 _____