

135797

BOOK 191 PAGE 639

FILED  
ST. PETER, WASH.  
BY SKAMANIA CO. TITLE

JUL 22 3 00 PM '99

O'Leary

GARY NICHOLSON

## AFTER RECORDING MAIL TO:

REAL ESTATE EXCISE TAX

Name Mr. &amp; Mrs. O'Meara

20316

Address 13211 SE 26th St.

JUL 20 1999

City/State Vancouver WA. 98683

PAID

1177.60

E-22705

SW

## Statutory Warranty Deed

SKAMANIA COUNTY TREASURER

THE GRANTOR DOROTHY J. NICHOLSON & RUTH E.  
WELCHES, BOTH SINGLE WOMANFirst American Title  
Insurance Companyfor and in consideration of Ten Dollars and Any other  
Valuable Considerationsin hand paid, conveys and warrants to PATRICK J. O'MEARA &  
PATRICIA O'MEARA, HUSBAND AND WIFE

(this space for title company use only)

the following described real estate, situated in the County of

Skamania

, State of Washington:

Abbreviated Legal; SW 1/4 of S 26, T2N, R5E

Full Legal is on Page 2

## \*\*SPECIAL EXCEPTIONS\*\*

1. Rights of others thereto entitled in and to the continued uninterrupted flow of WASHOUGAL RIVER, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
2. Any adverse claims based upon the assertion that WASHOUGAL RIVER has moved.
3. Easement for Bridge & Transmission liens including the terms and provisions thereof recorded June 11, 1935 in Book Y, Page 217.
4. Well Agreement & Easement including the terms and provisions thereof recorded September 21, 1983 in Book 82, Page 701.

## SPECIAL EXCEPTIONS CONTINUED

Assessor's Property Tax Parcel/Account Number(s): 02-05-26-0-0-1200-00

Gary H. Martin, Skamania County Assessor

Dated July 22

19 99

Date

7/22/99

Parcel # 2-5-26-1200

*Dorothy J. Nicholson*  
Dorothy J. Nicholson

Ruth E. Welch  
*Ruth E. Welch*

LPB-10 (11/96)

SPECIAL EXCEPTIONS:

- 5 Conditions & Restrictons, including the terms and provisions thereof recorded in Book 30, Page 183.
- 6 Conditions & Restrictons including the terms and provisions thereof recorded in Book 30, Page 236.
- 7 Right of Way for Roads & Existing Power Lines including the terms and provisions thereof recorded in Book 55, Page 455.

FULL LEGAL:

Gary H. Martin, Starnos County Assessor

Date 7/22/55 Parcel # 2-5-26-1260

A tract of land located in the Northwest quarter of the Southwest quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

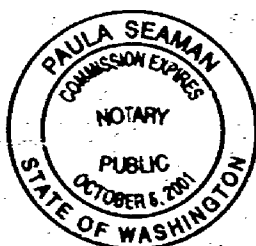
Beginning at a point on the West line of said Section 26 which is South 592.6 feet from the corner common to Sections 26 and 27 of the aforesaid Township and Range; thence South 67° 53' East 91.2 feet to the initial point of the tract herein described (said point being the Northwestern corner of the tract conveyed to Edwin C. Dexter, et ux, by Deed recorded in Volume 58, page 192, Deed Records of said County); thence South 67° 53' East to a point on the meander line of the Washougal River; thence Southerly along the meander line of said river 100 feet; thence North 67° 53' West 300 feet to the Westerly line of the aforesaid Edwin C. Dexter tract; thence Northerly along the Westerly line of said tract 100 feet, more or less, to the initial point of beginning.



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

On this day personally appeared before me Dorothy J. Nicholson & Ruth E. Welch  
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they  
 signed the same as thru free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of July, 1999

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

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Corporate  
 County of \_\_\_\_\_

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 \_\_\_\_\_

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