

134111

FILE  
CLARK COUNTY TITLE  
CLARK COUNTY TITLE  
AUG 2 11 40 AM '99  
L. MASON L. MASON  
GARY H. MARTIN ASSESSOR

AFTER RECORDING MAIL TO:  
Van Matson  
15420 NE Beebe Rd.  
Battle Ground, WA 98604

BOOK 192 PAGE 1

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 E 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.  
RERECORDING TO RESERVE UNTO THE GRANTOR A REAL ESTATE EXCISE TAX  
Road Easement over the following described property ATTACHED EXHIBIT "A"  
19969

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

FEB 01 1999  
PAID \$1024.00  
SKAMANIA COUNTY TREASURER  
READ AND APPROVED BY:  
V.M.

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

Subject to Conditions as follows:

Dated this 26 day of Jan 1999  
By Arthur C. Beagle

Gary H. Martin, Skamania County Assessor  
Date 1-29-99 Parcel 07-05-15-3-3-2002  
7/30/99 7-5-15-3-3-2002

By \_\_\_\_\_  
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  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My appointment expires: August 19, 2002

BOOK 186 PAGE 5

ESCROW NO: 60561JH

BOOK 192 PAGE 2

- 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.

REAL ESTATE EXCISE TAX

20331

AUG 12 1999

PAID

Exempt

J.M.  
SKAMANIA COUNTY TREASURER



EXHIBIT "A"

51800004.lcg.doc  
Page 1 of 1

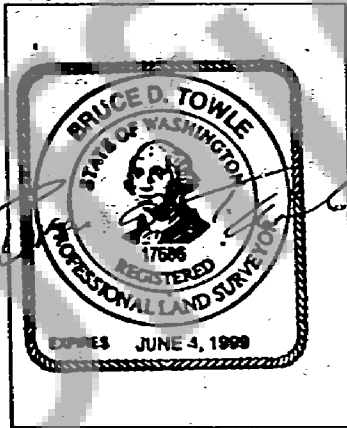
LEGAL DESCRIPTION FOR ARTHUR BEAGLE  
15 Foot Strip, Lot 2

January 26, 1999

A parcel of property in the North half of the Southwest quarter of the Southwest of Section 15, Township 7 North, Range 5 East of the Willamette Meridian in Cowlitz County, Washington and being a portion of Lot 2, St. Helen's Retreat as recorded in Book 3, Page 334, Cowlitz County records further described as follows:

The West 15.00 feet of said Lot 2 lying North of the North right-of-way line of St. Helen's Drive.

PJS/scn



112244

132713

NOTES:

THE LOTS IN THIS PLAN ARE APPROVED FOR RECREATIONAL PURPOSES. IF A BARRAGE POINT IS REFLECTED ON RECORDS BY THE COUNTY'S RECORDING CODE, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE A GATED ACCESS POINT 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 APPROVED FOR YEAR-ROUND RESIDENTIAL USE. ALL POWER SERVICE BY ROAD IS NOT ROUTINELY PLANNED FOR SHOW IN THE MAP, AND ACCESS TO THE LOTS IN THIS PLAN MAY BE PROHIBITED DURING WINTER MONTHS.

THE SHORT PLAN IS LOCATED IN AN AREA OF COMMON INTEREST WHICH IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RECREATIONAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. IN ADDITION, AND DEPENDING UPON THE TYPE OF DEVELOPMENT, THERE MAY BE RESTRICTIONS ON THE TYPE OF DEVELOPMENT THAT CAN BE CONDUCTED. DEVELOPERS SHOULD CONSULT WITH THE COUNTY PLANNING DEPARTMENT FOR MORE INFORMATION ON THE VARIETY OF ACTIVITIES THAT CAN BE CONDUCTED IN THIS AREA. DEVELOPERS SHOULD ALSO CONSULT WITH THE COUNTY PLANNING DEPARTMENT FOR MORE INFORMATION ON THE VARIETY OF ACTIVITIES THAT CAN BE CONDUCTED IN THIS AREA.

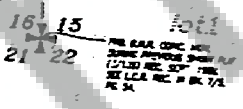
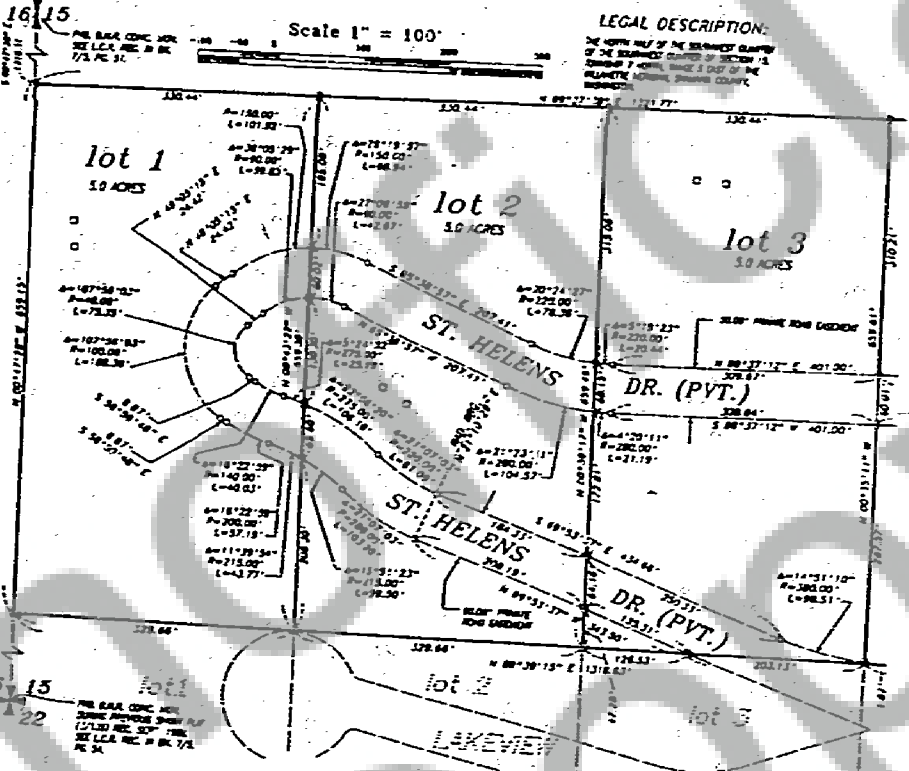
ALL STRUCTURES ARE TO BE SET BACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE SHORT PLAN THAT ARE SUBJECT TO LAND USE FOR FOREST USE.

LEGEND ST. HEL.

- 1 SET 5" BY 8" PLYWOOD OR PLASTER ON FLOOR JOIST
- 2 1/2" x 8" PLYWOOD OR PLASTER ON FLOOR JOIST
- 3 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 4 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 5 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 6 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 7 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 8 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 9 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 10 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
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- 98 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 99 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST
- 100 2" x 4" PLYWOOD OR PLASTER ON FLOOR JOIST

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SEVENTH QUARTER OF THE SEVENTH RANGE OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SLEWICKE MERIDIAN, SHERBORN COUNTY, VERMONT.



SURVEYOR'S CERTIFICATE

This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.S.V. 58:17 Laws of Vermont of the register of public lands.

JERRY C. NELSON - 19025



NOTICE: Purchasers of a lot, or lots, in this plan are advised to consult the Sherborn County Development Handbook with regard to private roads because the maintenance of private roads is the responsibility of the private road owners. Lot owners within this plan must pay for the maintenance of the private roads within this plan, including grading, drainage, etc. The condition of the private roads may affect subsequent County's private road requirements. Ord. 1980-07, Sec. 5.20. See road maintenance agreement recorded under M.P.L. pg. 523.

LAND NOT TO SCALE. PLEASE SEE PLAN SHEET ENCL.