

136363

BOOK 193 PAGE 488

AFTER RECORDING MAIL TO:

Name Mark Hinton and Joni Hinton

Address P.O. Box 70116

City, State, Zip Vancouver, WA 98665

FILED
SEP 22 2 44 PM '99
SKAMANIA CO, TITLE

SEP 22 2 44 PM '99

O'Leary
GARY H. OLSONFirst American Title
Insurance Company19901384
22800

Statutory Warranty Deed

THE GRANTOR James W. Ferguson and Marcia J. Ferguson, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Mark Hinton and Joni Hinton, husband and wife the Leasehold interest originally created by documents recorded December 18, 1992, in Book 132, Page 582, Skamania County Deed Records and all fixtures and leasehold improvements, all related to the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and made a part hereof. *page 2*Gary H. Martin, Skamania County Assessor
Date *9-22-99* Parcel # *76-00005*

SUBJECT TO:

- Future Personal Property Taxes and/or Assessments.
- Lease, including the terms and provisions thereof between State of Washington, as lessor and Waterfront Recreation, Inc., as lessee, recorded October 22, 1986, in Book 103, Page 20, under Auditor's File No. 102041, Skamania County deed Records.
- Amendment of lease, including the terms and provisions thereof recorded June 2, 1995 in Book 150, page 340.
- Lease, including the terms and provisions thereof, between Waterfront Recreation, Inc. as lessee and Lyle Bowers and Kaye D. Bowers, husband and wife, recorded December 18, 1992, in Book 132, Page 382, Skamania County Deed Records.

By mesne assignment the last of which was to James W. and Marcia J. Ferguson, recorded June 28, 1995, in Book 150, Page 188, Skamania County Deed Records.

Grantor warrants that it holds title to all of the assets conveyed hereby and that the same are free and clear of all encumbrances whatsoever.

Assessor's Property Tax Parcel Account Number(s): 96-000205

READ & APPROVED BY *[Signature]*

Dated this 4th day of August, 1999.

READ & APPROVED BY *[Signature]**excise*
Real Estate AT

N/A

Sept 22, 1999

Ass. Excise #26436 DTD 9-22-99

Vancouver, Dep't

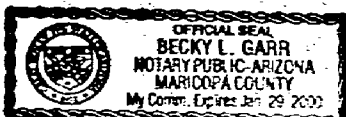
Skam Co. Treas.

STATE OF WASHINGTON
COUNTY OF Clark Maricopa } ss*James W. Ferguson*
James W. Ferguson*Marcia J. Ferguson*
Marcia J. Ferguson

Prepared	1
Entered	17
Indexed	
Filed	

I certify that I know or have satisfactory evidence that James W. Ferguson and Marcia J. Ferguson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:



Becky L. Garr
Becky L. Garr
Notary Public in and for the State of Washington
Residing at Vancouver Fountain Hills
My appointment expires: 7-30-2000 - 1-29-2000

Exhibit A

All rights under the lease between the State of Washington and Waterfront Recreation, Inc. or by any assignment thereof; Cabin and personal property appurtenant thereto:

All personal property including the cabin located on Lot 205, as shown on the Plat and Survey entitled Records of Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and of record under Auditor's file No. 77523, in Book J of Miscellaneous Records, Page 449, in the County of Skamania, State of Washington

Together with any appurtenant easement as established in writing on said plat, for the joint use of the areas shown as roadways on the Plat.

Subject to reservations by the United States of America in approved Selection list number 269 dated march 4, 1953 and recorded September 4, 1953, in Book 52, Page 23, Auditor's File No. 62114, Records of Skamania County as follows:

"....the provisions, reservation, conditions and limitation of Section 24, Federal Power Act of June 10, 1920, as amended and prior right of the United States, its licensees and permittees to use power purposes that part within Power Projects No. 2071, 2111, and 264."