

137623

BOOK 197 PAGE 360

FILED
SKAMANIA CO. TITLE

MAR 17 1 17 PM '00

Plawry
GARY NELSON

When Recorded Return to:

SE. 23101



Charter Title Corporation

STATUTORY WARRANTY DEED

CTC-100008 -CAG

THE GRANTOR DENNIS N. WEISEN AND BECKY A. WEISEN, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to JOE LARRY QUEEN AND BARBARA A. QUEEN, husband and wife

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

Legal description attached hereto as Exhibit A. page 2

Legal Description (Abbreviated):

NW 1/4, SW 1/4, SECTION 33, T 2 N, R 5 E

Gary H. Martin, Skamania County Assessor

Date 3/17/00 Parcel 2 2-5-33-2403

Assessor's Tax Parcel ID# 02-05-33-0-0-2403-00

Dated: 03/14/00

Sup. Ct. 1000
Recorded 1000
1000
1000
1000

Dennis N. Weisen
DENNIS N. WEISEN

Becky A. Weisen
BECKY A. WEISEN

REAL ESTATE EXCISE TAX
20704

MAR 17 2000

PAID 1024.00
Skamania County
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON,
County of CLARK

ss.

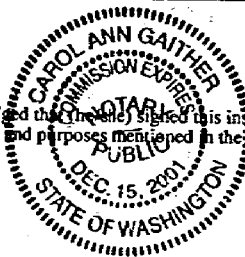
I certify that I know or have satisfactory evidence that DENNIS N. WEISEN AND BECKY A. WEISEN

is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 14th 2000

Carol Ann Gaither

Notary Public in and for the State of Washington, residing at VANCOUVER
My appointment expires 12/15/01



wd-i 1/2000

EXHIBIT A

CTC-100008

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as:

Lot 3 of the Krieger Short Plat as recorded in Book 3 of Short Plats on Page 67, Skamania County Records.

SUBJECT TO:

- 1 Rights of others thereto entitled in and to the continued uninterrupted flow of the Washougal River, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
- 2 Rights, in any, of the property owners, abutting the Washougal River in and to the waters of the Washougal River and in and to the bed thereof; also boating and fishing rights of property owners abutting the Washougal River or the stream of water leading thereto or therefrom.
- 3 Any adverse claims based upon the assertion that the Washougal River has moved.
- 4 Road Maintenance Agreement, including the terms and provisions thereof, recorded July 7, 1992 in Book 129, Page 597, Skamania County Deed Records.
- 5 Easement for ingress, egress and utilities, including the terms and provisions thereof, recorded February 13, 1991 in Book 122, Page 235, Skamania County Deed Records.
- 6 Easement as shown on the recorded Short Plat.
- 7 Easement for ingress, egress and utilities including the terms and provisions thereof recorded September 8, 1999, in Book 115, Page 805.