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BOOK 149 PAGE 538

FILED  
SKAMANIA CO. TITLE

MAY 25 10 06 AM '00

*Garvey*  
GARVEY, GLENN

**AFTER RECORDING MAIL TO:**

Name Shyler & Heather Brannan  
Address Po Box 660  
City/State Carson, WA 98610  
SCR 23308

**Statutory Warranty Deed**

THE GRANTOR STEPHEN M. CHAMBERS & GINA L. CHAMBERS, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to SHYLER C. BRANNAN & HEATHER S. BRANNAN, husband and wife

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

A tract of land in the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the S & G Short Plat, recorded in Book 3 of Short Plats, Page 284, Skamania County Records.

**SUBJECT TO:**

1. Easement for Private Road & Utilities, as shown on the recorded Short Plat.
2. Road Maintenance Agreement, including the terms and provisions thereof recorded June 18, 1999, in Book 190, Page 477.
3. Declaration of Conditions, Covenants and Restrictions including the terms and provisions thereof recorded June 10, 1999, in Book 190, Page 482.
4. Easement for ingress and egress including the terms and provisions thereof recorded June 29, 1999, in Book 190, Page 804.

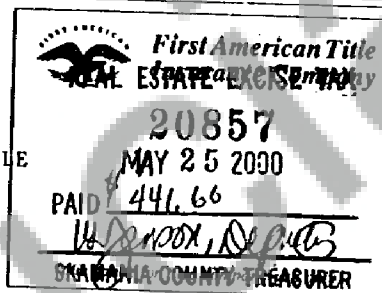
SEE ATTACHMENT A FOR FURTHER CONDITIONS Gary H. Martin, Skamania County Assessor

Assessor's Property Tax Parcel/Account Number(s): Date 5-25-00 Parcel # 0308120082600  
03-08-21-2-0-0826-00

Dated May 22, 2000

*Stephen M. Chambers*  
Stephen M. Chambers

*Gina L. Chambers*  
Gina L. Chambers



ATTACHMENT A

Addendum to Conditions for Purchase and Sale of Real Estate

THE PARTIES AGREE that in addition to the terms and conditions of the Real Estate Purchase and Sale Agreement entered into by the parties on \_\_\_\_\_, 2000, the following conditions shall apply as restrictions and reservations on said real property.

These conditions shall be permanent restrictions and reservations on said real property and shall be binding upon the grantors, their successors and assigns and such shall be appurtenant to the said land of any future owners of said property.

CONDITIONS:

1. Reserving a cul-de-sac easement with a 50 foot radius, the center of which is the Southeast corner of said Lot 1.
2. Reserving control of all uses of Wildwood Lane including ingress and egress, and the right to grant easement to lots that are a part of the S & G Short Plat; and the right to grant easements to others not part of the S & G Short Plat, and including the same control for the Northeast corner of said Lot 1, lying North and East of Wildwood Lane as recorded on S & G Short Plat, said plat recorded on April 12, 1996, in Book 3 at Page 284, Plat Records of Skamania County, Washington.
3. Reserving further, Buyer agrees to maintain a screen of natural vegetation or shrubs beginning at a point 110 feet east of Shipherd Falls Road on the South side of Wildwood Lane and continuing 39.79 feet and turning Southeast and continuing 70 feet Southeasterly bordering the South and Southeast sides of Wildwood Lane. One 10-foot wide break in said screen is allowed, providing that no visible storage of junk is permitted.
4. The siting of a house shall have the long axis of the roof running North to South with



the front yard and front entrance facing East. Garages and carports shall be located at the West of the East side of the home and as required by existing covenants.

5. Any shop or garage structure shall be located so that the rear or side of said structure is placed on the edge of the minimum setback requirements from the West property line.

SIGNED this 22 day of May, 2000.

BUYERS:

SHYLER C. BRANNAN  
SHYLER C. BRANNAN

HEATHER S. BRANNAN  
HEATHER S. BRANNAN

SELLERS:

STEPHEN M. CHAMBERS  
STEPHEN M. CHAMBERS

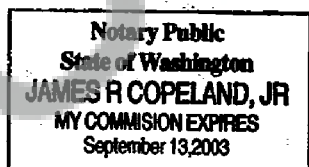
GINA L. CHAMBERS  
GINA L. CHAMBERS

STATE OF WASHINGTON )

County of Skagit ) ss.

On this day personally appeared before me SHYLER C. BRANNAN and HEATHER S. BRANNAN, to me known to be the individuals 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 22 day of May, 2000.



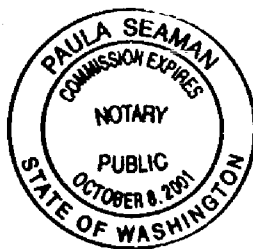
JAMES R. COPELAND, JR.  
Name James R. Copeland, Jr.  
Notary public in and for the State of  
Washington, residing at Skagit  
Commission expires 9-13-2003

STATE OF WASHINGTON )

County of Stemmenia ) ss.

On this day personally appeared before me STEPHEN M. CHAMBERS and GINA L. CHAMBERS, to me known to be the individuals 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 22 day of May, 2000.



Paula Seaman  
Name Paula Seaman  
Notary public in and for the State of  
Washington, residing at Stevenson  
Commission expires 10-8-2001

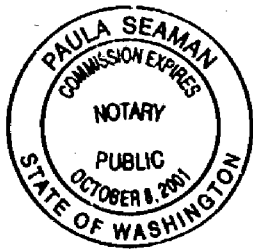


STATE OF WASHINGTON,  
County of Skamania ss.

## ACKNOWLEDGMENT - Individual

On this day personally appeared before me Stephen M. Chambers & Gina L. Chambers  
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they  
 signed the same as thier free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of May 2000.



Paula Seaman  
 Notary Public in and for the State of Washington,  
 residing at Stevenson

My appointment expires 10.8.2001

STATE OF WASHINGTON, } ss.  
County of \_\_\_\_\_

## 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 \_\_\_\_\_