

BOOK 200 PAGE 120

138381

FILE
SKAMANIA CO. TITLE

JUN 16 11 44 AM '00
JUN 16 2000

AFTER RECORDING MAIL TO:

REAL ESTATE EXCISE TAX

20893

JUN 16 2000

Name Arnold Preban

Address 12132 N. Oakwood Dr.

City/State St. John IN 46373

PAID 1024.00

SKR 23359

SKAMANIA COUNTY TREASURER

Statutory Warranty Deed

THE GRANTOR ALPINE QUALITY CONSTRUCTION
SERVICES INC.

for and in consideration of **TEN DOLLARS AND ANY OTHER
VALUABLE CONSIDERATIONS**

in hand paid, conveys and warrants to **ARNOLD PREBAN & CAROL
PREBAN, husband and wife**



First American Title
Insurance Company

(this space for title company use only)

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

ABBREVIATED LEGAL - NE 1/4 of the SE 1/4 of SEC 25 T3N R7E

Full Legal on Page 3

Gary H. Martin, Skamania County Assessor

SPECIAL EXCEPTIONS: Date 7/16/00 Parcel # 5-7-25-4-204

1. Easement for Road right of way, including the terms and provisions thereof recorded November 3, 1939 in Book 27, Page 550.
 2. Easement including the terms and provisions thereof, recorded January 15, 1960 in Book 47, Page 37.
 3. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded November 11, 1971, in Book 63, Page 518, in Auditor File No. Skamania County Deed Records. *****EXCEPTIONS CONTINUED*****
- Assessor's Property Tax Parcel/Account Number(s): 03-07-25-4-0-0204-00

Dated

6/14 2000

Terry Ryan President

Alpine Quality Construction Services Inc.

FILED
JUN 16 2000
SKAMANIA CO. TITLE

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SPECIAL EXCEPTIONS:

4. Easement for Water Line, including the terms and provisions thereof recorded May 11, 1983, in Book 82, Page 260.
5. Easement for Road, including the terms and provisions thereof recorded January 2, 1933, in Book X, Page 421. Also recorded in Book W, Page 606.
6. Easement for ingress, egress and utilities, including the terms and provisions thereof recorded May 12, 1998 in Book 176, Page 863.
7. Easement for road as shown on the recorded Short Plat.
8. Road Maintenance agreement, including the terms and provisions thereof recorded in Book 183, Page 769.
9. Site Inspection Report, including the terms and provisions thereof recorded December 1, 1998, in Book 183, Page 791.
10. Covenants Conditions and Restrictions, including the terms and provisions thereof recorded JUNE 13, 2000, in Book 199, Page 926.

EXHIBIT "A"

A portion of the Northeast Quarter of the Southeast Quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a 1/2 inch rod marking the Northeast corner of Lot 2 of the "Meadow Short Plat", recorded in Book 3 of Short Plats, Page 341, Skamania County Auditor's Records. (said point also being the Northwest corner of the "Esch Tract" as described in Book 77 of Deeds, Page 842, Skamania County Auditor's Records); thence North 88° 49' 33" West, along the North line of Lot 2, for a distance of 20.00 feet to a 1/2 inch iron rod set in a "2000 Hagedorn, Inc. Survey"; thence South 01° 37' 15" West, 224.75 feet to a 1/2 inch iron rod, ("2000 Hagedorn, Inc. Survey"); thence South 01° 48' 54" West, 177.05 feet to a 1/2 inch iron rod ("2000 Hagedorn, Inc. Survey") and the TRUE POINT OF BEGINNING; thence North 88° 49' 33" West, for a distance of 178.03 feet to the center of a 50 foot radius cul-de-sac at the terminus of "Clear View Lane" (Short Plat 3-341); thence North 75° 33' 51" West, along the centerline of "Clear View Lane" (Short Plat 3-341), for a distance of 22.00 feet; thence leaving the centerline of "Clear View Lane" South 02° 01' 03" West, 144.84 feet to a 1/2 inch iron rod ("2000 Hagedorn, Inc. Survey"); thence South 0° 58' 28" West, 287.57 feet to a 1/2 inch iron rod ("2000 Hagedorn, Inc. Survey"); thence South 75° 03' 21" East, 206.00 feet to a 1/2 inch iron rod ("2000 Hagedorn, Inc. Survey"); thence North 00° 59' 25" East, 335.80 feet to a 1/2 inch rod ("2000 Hagedorn, Inc. Survey"); thence North 01° 48' 54" East, 140.59 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO a 20.00 foot driveway and utility easement over the North 20.00 feet of the above described tract.

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

On this day personally appeared before me _____
_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that
signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19____.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

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

On this 14 day of June, 2002, 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 Alpine Quality Construction
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
State of Washington
JAMES R COPELAND, JR
MY COMMISSION EXPIRES
September 13, 2003

Notary Public in and for the State of Washington,
residing at Stevenson
My appointment expires 9-13-2003

WA-46A (11/96)

This instrument is page _____ of _____ and is attached to _____ dated _____