

139104

BOOK 202 PAGE 523

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

SEP 12 12 36 PM '00

O. Olson
AUDITOR
GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Douglas F. & Elise C. McGuire
Address 946 SW Florence Ct.
City/State Bresham, OR 97080
SR 23572

Statutory Warranty Deed

THE GRANTOR PERRY MATTHEW MERSHON, AS HIS
SEPARATE ESTATE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

in hand paid, conveys and warrants to DOUGLAS F. McGuire &
ELISE C. McGuire, husband and wife

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

SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of S8, T3N, R8E

FULL LEGAL IS ON PAGE 2

SPECIAL EXCEPTIONS ARE ON PAGE 2

Gary H. Martin, Skamania County Assessor
Date 9/12/00 Parcel # 5-8-8-402, 400

Assessor's Property Tax Parcel/Account Number(s): 03-08-08-0-0-0402-00
0400

Dated September 12, 2000

Perry Matthew Mershon
Perry Matthew Mershon

REAL ESTATE EXCISE TAX

21061

SEP 12 2000

PAID \$2240.00
H. Brown, Deputy
SKAMANIA COUNTY TREASURER

Supervisor _____
Recorder _____
Auditor _____
Treasurer _____
Clerk _____

EXHIBIT "A"

PARCEL I

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

Lot 2 of Panther Creek Commons Short Plat, recorded in Book 3 of Short Plats, Page 218, Skamania County Records.

EXCEPT that portion conveyed to Douglas F. McGuire et ux by instrument recorded January 31, 1997 in Book 162, Page 283.

PARCEL II

TOGETHER WITH a one-third interest in the following property:

The Southwest Quarter of the Northwest Quarter of Section 8, Township 3 North, Range 8 East of the Willamette Meridian, except that portion lying Westerly of the center of Panther Creek, also known as the Common area.

EXCEPT any portion lying within Lots 1, 2, and 3 of Panther Creek Commons Short Plat recorded in Book 3 of Short Plats, Page 218, records of said County.

ALSO TOGETHER with an Easement for Water Pipeline over Lots 1 & 2 as shown by Agreement recorded under Book 133, Page 72.

SUBJECT TO:

1. Rights of others thereto entitled in and to the continued uninterrupted flow of Panther Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
2. Rights, if any, of the property owners, abutting the Panther Creek in and to the water of the Panther Creek and in and to the bed thereof; also boating and fishing rights of property owners abutting the Panther Creek or the stream of water leading thereto of therefrom.
3. Any adverse claims based upon the assertion that Panther Creek, has moved.
4. Rights of the Public in and to that portion lying within Road.
5. Declaration of Covenants, Restrictions and Easements, including the terms and provisions thereof, recorded January 27, 1993 in Book 133, Page 72, Skamania County Deed Records.

STATE OF WASHINGTON, }
County of Shannon } ss

ACKNOWLEDGMENT - Individual

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

GIVEN under my hand and official seal this 8 day of September, 2000

Notary Public
State of Washington
JAMES R COPELAND, JR
MY COMMISSION EXPIRES
September 13, 2003

[Signature]
Notary Public in and for the State of Washington,
residing at Steverson
My appointment expires 9-13-03

STATE OF WASHINGTON, }
County of _____ } ss

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