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

JAN 12 1 52 PM '01

W. Moser

AUDITOR

GARY H. OLSON

**AFTER RECORDING MAIL TO:**

Name Steve & Karen Miner  
Address 2129 Dahlia ST  
City/State Woodland, Wa 98674  
SEA 23726

**Statutory Warranty Deed**

THE GRANTOR GERALD SAUER & MARY SAUER, HUSBAND  
& WIFE & DAVID CREAGAN & BRENDA CREAGAN, HUSBAND  
& WIFE AS TENANTS IN COMMON  
for and in consideration of TEN DOLLARS AND OTHER VALUABLE  
CONSIDERATIONS

in hand paid, conveys and warrants to STEPHEN MINER & KAREN  
MINER, HUSBAND AND WIFE

the following described real estate, situated in the County of

Skamania

, State of Washington:

Section 21, Township 7 North, Range 5 East  
FULL LEGAL IS ON PAGE 2

SPECIAL EXCEPTIONS ON PAGE 2

REAL ESTATE EXCISE TAX

21306  
JAN 12 2001

PAID 1,280.00

SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s):

07052100 0203 00

07-05-21-0-0-0200-00/ A Portion Of

Date January 12, 2001

Gerald Sauer

Mary Sauer

David Creagan

Brenda Creagan

LPB-10 (11/96)

EXHIBIT "A"  
Gary H. Martin, Skamania County AssessorDate 1-11-88 Parcel # 020521 000203 00  
off of 200

Lot 4 of Skamania County Record of Survey filed for record June 20, 2000, and recorded under Auditor's file No. 138413, Volume 3, Page 356, Records of Skamania County, Washington, also being a portion of the North Half of the Northwest Quarter, the South Half of the Northwest Quarter, and the West Half of the Southwest Quarter, all in Section 21, Township 7 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Commencing at the Southwest corner of said Section 21; Thence along the West line of said Section 21, North 01°20'04" East, 2068.29 feet to the point of beginning; Thence North 35°36'02" East, 1186.74 feet to the Westerly line of that portion conveyed to Pacific Power and Light Company by instrument recorded in Book 48, Page 352; Thence along said Westerly line, North 21°54'26" West, 150.08 feet; Thence continuing along said Westerly line, North 77°26'04" East, 506.44; Thence continuing along said Westerly line, North 88°32'04" East, 343.07 feet; Thence continuing along said Westerly line, North 00°58'34" East, 591.59 feet; Thence continuing along said Westerly line, South 76°32'04" West 429.78 feet; Thence South 63°42'43" West, 981.28 feet; Thence South 89°39'01" West, 160.00 feet to the West line of said Section 21; Thence along the West line of said Section 21, South 00°54'09" West, 711.33 feet to the West Quarter corner of said Section 21; Thence continuing along the West line of said Section 21, South 01°20'04" West, 567.89 feet to the point of beginning.

Together with a non-exclusive easement for ingress, egress, and utilities, over the West 30 feet of that portion of the Southwest Quarter of Section 21, Township 7 North, Range 5 East, Willamette Meridian, that lies North of the US Forest Service "90 Road" as described in Book 46 of Deeds, Page 477, Skamania County Auditor's Records. Reserving unto the Grantors, their heirs and assigns, the right to use the above described 30-foot easement and also an additional non-exclusive easement for ingress, egress, and utilities over the West 20 feet of the South 750 feet to the Northwest Quarter of Section 21, Township 7 North, Range 5 East, Willamette Meridian to provide access and utilities, including water lines, for other properties owned by Grantors to the North and South of the 22 acre tract above described.

## SUBJECT TO:

1. Rights, if any, of the property owners, abutting the Swift Reservoir in and to the water of the Swift Reservoir and in and to the bed thereof; also boating and fishing rights of property owners abutting the Swift Reservoir or the stream of water leading thereto or therefrom.

CONTINUED



SPECIAL EXCEPTIONS  
PAGE 3

2. Rights of others thereto entitled in and to the continued uninterrupted flow of Swift Reservoir, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Any adverse claims based upon the assertion that Swift Reservoir has moved.
4. Reservations for Minerals, including the terms and provisions thereof recorded June 24, 1929 in Book W, Page 203, in favor of Northern Pacific Railroad Company. Also recorded August 1, 1940 in Book 21, Page 123.
5. Easement for utilities, in favor of Pacific Power and Light Company, including the terms and provisions thereof recorded in Book 46, Page 477.
6. Easement for Right of Way, in favor of United States Forest Service including the terms and provisions thereof, recorded December 24, 1959 in Book 46, Page 477.
7. Reservation, including the terms and provisions thereof, in favor of Weyerhaeuser Company by instrument recorded May 18, 1998 in Book 177 Page 200.
8. Any and all Easements shown on Survey recorded in Book 3 of Surveys, Page 356.

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STATE OF WASHINGTON, } County of <u>Skamania</u> } ss.	ACKNOWLEDGMENT - Individual
On this day personally appeared before me <u>Gerald Sauer and Mary Sauer</u> to me known	
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that <u>they</u> signed the same as <u>their</u> free and voluntary act and deed, for the uses and purposes therein mentioned.	
GIVEN under my hand and official seal this <u>4</u> day of <u>January</u> <u>2001</u>	
<div>Notary Public State of Washington JAMES R COPELAND, JR MY COMMISSION EXPIRES September 13, 2003</div>	<div><u>[Signature]</u> Notary Public in and for the State of Washington, residing at <u>Stevenson</u> My appointment expires <u>9-17-03</u></div>

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.	
<div>Notary Public in and for the State of Washington, residing at _____ My appointment expires _____</div>	
WA-46A (11/96)	

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_.

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

On this day personally appeared before me David Cregan and Brenda Cregan to me known  
to be the individual(s) 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 4 day of January 2001

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 Stevenson  
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 jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_