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BOOK 207 PAGE 498
FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAR 9 2 25 PM '01
ANVOSER
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name First Independent Bank
Address Investment and Trust Services
Att: Janet Romaine
City/State PO BOX 8904
Vancouver WA. 98668-8904

SCTC - 2378 Statutory Warranty Deed

THE GRANTOR Charles W. Seward, A Single Person

for and in consideration of Ten Dollars and Any other Valuable Considerations

in hand paid, conveys and warrants to FIRST INDEPENDENT BANK
AS TRUSTEES OF THE PAUL A. & JOYCE A. CHILES TRUST
DATED JULY 17, 1973.

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

Abbreviated Legal= SEC 29 T3N R8E

Full Legal on Page 2

SPECIAL EXCEPTIONS on Pages 3 and 4

REAL ESTATE EXCISE TAX

21404

MAR 09 2001

PAID

5376.00

W. J. Martin
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 03-08-29-0-0-1500-00

Dated March 9, 2001

Charles W. Seward
Charles W. Seward

LPB-10 (11/96)



Gary H. Martin, Skamania County Assessor
Date 3/9/01 3-8-29-1500 Parcel #

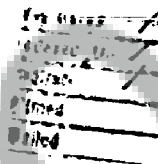


EXHIBIT 'A'

PARCEL I

That portion of Government Lot 2 and Government Lot 3, Section 29, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:

Beginning at an intersection of the Southerly line of the Burlington Northern Railroad Company right of way and the West line of said Government Lot 3, thence South $12^{\circ}56'31''$ East 368.70 feet to a point on the normal high water mark of the Columbia River Bonneville Pool, thence West 88.71 feet to a point on the West line of said Government Lot 3 (hereinafter called point 'A'), thence North $00^{\circ}58'38''$ East, 359.39 feet along said line to the point of beginning.

AND

All that portion of said Government Lot 2, when measured at right angle to the East line thereof, which lies North of the above described Point 'A'. South of the Southerly line of the Burlington Northern Railroad Company right of way and East of the center line of Carson Creek.

PARCEL II

A portion of Lot 1 of the Charles and Vicky Seward Short Plat in Government Lot 2, Section 29, Township 3 North, Range 8 East of the Willamette Meridian located in the County of Skamania and State of Washington, described as follows:

Beginning at the Northeast Corner of Lot 1 and proceeding South in a straight line (South $0^{\circ}58'38''$ West) 210.16 feet to the point where said line intersects with Northern edge of Burlington Northern Railway right of way, then proceeding in a Southwest direction along said railroad right of way 486.51 feet to a point then continuing West 365 feet to a point, then North 253.40 feet (North $10^{\circ}55'25''$ West) along the East boundary line of Lot 2, to the Northeast corner of Lot 2, and then continuing this same bearing 169 feet more or less until intersecting the North boundary line of Lot 1, then from this point proceed East (South $88^{\circ}57'45''$ East) 570 feet more or less to the point of beginning.

PARCEL III

All that portion lying Easterly of the following line and Westerly of Carson Creek, describing the Easterly line as follows:

Beginning at the Northeast Corner of Lot 2 of the Charles and Vicky Seward Short Plat recorded in Book 3 of Short Plats, Page 249, in Section 29, Township 3 North Range 8 East of the Willamette Meridian; thence South $10^{\circ}55'25''$ East 234.41 feet, to the end of the East line.

EXCEPT that portion lying Northerly of the Southerly line of the Spokane, Portland, and Seattle Railroad Company right of way.

SPECIAL EXCEPTIONS

1. Right of Way Easement for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded June 4, 1912 in Book N, Page 586, Skamania County Deed Records (Affects Parcel I and II).
2. Right of Way Easement for Electric Transmissions and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded June 24, 1912 in Book N, Page 616, Skamania County Deed Records (Affects Parcel II).
3. Flowage Easement, including the terms and provisions thereof, in favor of the United States of America, recorded May 23, 1936 in Book Y, Page 521, Auditor File No. 22335, Skamania County Deed Records (Affects Parcel I & II).
4. Flowage Easement, including the terms and provisions thereof, in favor of the United States of America, recorded April 12, 1973 in Book 65, Page 98, Auditor File No. 75941, Skamania County Deed Records.
5. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the public in and to that portion thereof, lying below the ordinary high water mark of the Columbia River.
6. Title to artificially filled lands, submerged lands and lands lying below the ordinary high water mark of the Columbia River.
7. Any adverse claims based upon the assertion that the Columbia River has moved.
8. Flowage Easement, including the terms and provisions thereof, recorded April 16, 1973 in Book 65, Page 116, Auditor File No. 75961, Skamania County Deed Records.

CONTINUED

SPECIAL EXCEPTIONS

9. Conditions, including the terms and provisions thereof, recorded October 12, 1995 in Book 152, Page 929 and Page 932.
10. Road Maintenance Agreement, including the terms and provisions thereof, recorded October 4, 1994 in Book 146, Page 245.

NOTE: This does not affect this parcel yet, until an access is given by owners of Lot 1.
11. Easement for WALKWAY, including the terms and provisions thereof in favor of Terry Sehy, et ux by instrument recorded January 25, 2000 in Book 196, Page 260.
12. Rights of others thereto entitled in and to the continued uninterrupted flow of Carson Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
13. Any adverse claims based upon the assertion that Carson Creek has moved.
14. We find No Recorded Access over the Spokane, Portland and Seattle Railway Company right of way.
15. Drainage Easement as shown on the recorded Short Plat, recorded in Book 3 of Short Plats, Page 249.
16. Easement for Access across Lot 1 of Short Plat, recorded in Book 3 of Short Plat, Page 249.

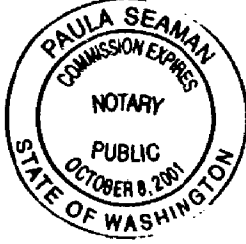
STATE OF WASHINGTON, } ss.
 County of Stemmer

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Charles W. Seward

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 9th day of March 2001.



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 _____