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BOOK 214 PAGE 745

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

SEP 17 2 54 PM '01

Olson
GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Greg & Patricia Arnold

Address PO Box 201

City/State North Bonneville, WA 98639
S.C.T.C. 24157

Statutory Warranty Deed

THE GRANTOR LINNARD D. SIMPKINS & VELMA L. SIMPKINS, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to GREG ARNOLD & PATRICIA ARNOLD, HUSBAND AND WIFE

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



Lots 1 and 2, Block 4, Woodard Marina Estates, according to the Plat thereof, recorded in Book 4, Pages 114, and 115, in the County of Skamania, State of Washington.

REAL ESTATE EXCISE TAX

21775

SEP 17 2001

PAID \$2,598.40
W. Jensen, Deputy
SKAMANIA COUNTY TREASURER

SEE PAGE TWO FOR SPECIAL EXCEPTIONS

Gary H. Martin, Skamania County Assessor
Date 9/17/01 Parcel # 2-6-34-1-4-700, 800

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

02-06-34-1-4-0700-00
02-06-34-1-4-0800-00

Dated 9-6, 19 2001

Linnard D. Simpkins
Linnard D. Simpkins

Velma L. Simpkins by Linnard
Velma L. Simpkins
Atty in fact Simpkins

SPECIAL EXCEPTIONS

1. Rights of the public in and to that portion of said premises lying below the ordinary high water line of Woody's Lake.
2. Any adverse claims based upon the assertion that Duncan Creek, has moved.
3. Right of Way Easement for Electric Transmission and Distributing Lines, including the terms and provisions thereof in favor of Northwestern Electric Company, recorded July 31, 1912, in Book O, Page 24, Skamania County Deed Records.
4. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded April 3, 1963 in Book 51, Page 86, in Auditor File No. 61329, Skamania County Deed Records.
5. Restrictive, covenants and conditions of Home Owners imposed on the real estate under search by an instrument dated August 17, 1964, recorded August 17, 1964, at Page 164, Book 53 of Deeds, under Auditor's File No. 63793, Records of Skamania County, Washington; by instrument dated May 5, 1967, and recorded May 11, 1967, at Page 163, Book "J" of Miscellaneous Records, under Auditor's File No. 68598, Records of Skamania County, Washington; and by instrument dated September 20, 1968, and recorded May 1, 1970, at Page 270 of Book "J" of Miscellaneous Records, under Auditor's File No. 72096, records of Skamania County, Washington.

AMENDED to the by-laws by instrument recorded September 3, 1993 in Book 137, Page 818.
6. Possible assessment of the Home Owners Association as shown above.
7. Director's Decision, including the terms and provisions thereof recorded November 8, 1996 in Book 160, Page 665.

STATE OF WASHINGTON, }
County of Skamania } ss. ACKNOWLEDGMENT - Attorney in Fact

On this 6 day of September, 2001, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

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

STATE OF WASHINGTON, }
County of Skamania } ss. ACKNOWLEDGMENT - Self & Attorney in Fact

On this 6th day of September, 2001, before me personally appeared Linnard D. Simpkins to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Velma L. Simpkins and acknowledged that she signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last 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 Skamania
My appointment expires 9-13-07

WA-46B (11 96)

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