

143648

BOOK 220 PAGE 126

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

FEB 5 10 56 AM '02

Q. Lamy
NOTAR

J. MICHAEL GARVISON

AFTER RECORDING MAIL TO:

Name Andrew & Susan Franklin
Address 330 SW Riverdale Road
City/State Portland, OR 97219
SE 24531

Statutory Warranty Deed

THE GRANTOR GERALD SAUER & MARY SAUER,
HUSBAND AND WIFE



First American Title
Insurance Company

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

in hand paid, conveys and warrants to SUSAN JANINE FRANKLIN &
ANDREW JOHN FRANKLIN, CO-TRUSTEES OF THE SUSAN JANINE
FRANKLIN REVOCABLE TRUST DATED JANUARY 28, 2002, AS AMENDED
the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land in the Northwest Quarter of Section 34, Township 7, North,
Range 6 East of the Willamette Meridian, in the County of Skamania, State of
Washington, described as follows:

Lot 3 of the Swift View Short Plat recorded in Book 3 of Short Plats, Page
374, Skamania County Records.

REAL ESTATE EXCISE TAX

22038

FEB - 5 2002

PAID \$1,920.00

Wendy Roberts
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor
Date 02/05/02 Parcel # 07-06-34-00

Assessor's Property Tax Parcel/Account Number(s): 07-06-34-0-0-0204-00

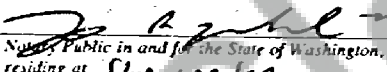
Dated February 5, 2002

Gerald Sauer
Gerald Sauer

Mary Sauer
Mary Sauer

SPECIAL EXCEPTIONS

1. Easement for Transmission lines, including the terms and provisions thereof, recorded February 5, 1952 in Book 34, Page 165.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of Swift Creek 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 Creek has moved.
4. Rights of the Public in and to that portion lying within the road.
5. Easements as shown on the recorded Short Plat.
6. Covenants, Conditions and Restrictions including the terms and provisions thereof, recorded December 5, 2000 in Book 204 Page 903.
7. Home owners Association fees if any as disclosed by Covenants above.
8. Water Well Agreement, including the terms and provisions thereof recorded December 18, 2000 in Book 205, Page 240.

STATE OF WASHINGTON, } County of <u>Skamania</u> } ss.	ACKNOWLEDGMENT - Individual
On this day personally appeared before me <u>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>She</u>	
signed the same as <u>her</u> free and voluntary act and deed, for the uses and purposes therein mentioned.	
GIVEN under my hand and official seal this <u>31</u> day of <u>January</u> , 2002	
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Notary Public State of Washington JAMES R COPELAND, JR MY COMMISSION EXPIRES September 13, 2003 </div>	<div style="text-align: center;">  <small>Notary Public in and for the State of Washington,</small> <small>residing at <u>Stevenson</u></small> </div> <p>My appointment expires <u>9-17-03</u></p>

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 style="text-align: center;"> <small>Notary Public in and for the State of Washington,</small> <small>residing at _____</small> </div> <p>My appointment expires _____</p>	
WA-46A (11/96)	

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

STATE OF WASHINGTON, }
County of Skaneateles } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Gerald Sauer to me known

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 1 day of February, 2002

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