

146876

BOOK 233 PAGE 704

When Recorded Return to:
GORGE INVESTMENTS, LLC
1925 BELMONT LOOP, STE 200
Woodland WA 98674

FILED
SKAMANIA COUNTY
Fidelity National Title
DEC 12 3 51 PM '02
J. MICHAEL J. JOHNSON

Fidelity National Title Company of Washington, Inc.

STATUTORY WARRANTY DEED

Gary H. Martin, Skamania County Assessor

ORDER NO: V25318 CF Date 12/12/02 Parcel # 2-7-20-4-2-11

THE GRANTOR JAMES R. COOK and DENICE C. COOK, husband and wife dba
JRD ENTERPRISES

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

GORGE INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

Lot 11, Windsong Estates 2, North Bonneville, according to the plat thereof, recorded in
Volume B of plats, page 105, records of Skamania County, Washington.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF. REAL ESTATE EXCISE TAX

Abbreviated Legal Description:

Assessor's Tax Parcel No(s): 02-7-20-4-2-0411-00

Dated: DECEMBER 5, 2002

22679
DEC 12 2002
PAID 1654.08 + 323.06 = 1977.14
Vickie Clelland, Date
SKAMANIA COUNTY TREASURER

James R. Cook
James R. Cook

Denice C. Cook
Denice C. Cook

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that James R. Cook and Denice C. Cook the person(s) who
appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: Dec 9, 2002

Cheryl A. Flack

Notary Public in and for the State of Washington

Residing at Vancouver

My appointment expires: 2/1/2006

CHERYL A. FLACK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 1, 2006

Lot 11, Windsong Estates 2, North Bonneville, according to the plat thereof, recorded in
Volume B of plats, page 105, records of Skamania County, Washington.

Fidelity National Title Company of Washington, Inc.

EXHIBIT 'A'

ORDER NO: V25318 CF

SUBJECT TO:

ASSESSMENTS, if any levied by the Windsong Estates Homeowners Association
COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under
Auditor's File No. Book 201, page 824

Easement, including the terms and provisions thereof, in favor of Northwestern
Electric Company, recorded October 15, 1912 in Book "0", page 105.

Easement for Road and Utilities, including the terms and provisions thereof,
recorded July 10, 1992 in Book 129, page 688, Skamania County Deed Records.

Agreement to install and maintain a screen across the outlet of Green Leaf
Slough granted to the Department of Game of the State of Washington by
an undated agreement acknowledged on May 11, 1948, and on May 28, 1948
and recorded April 10, 1956, at page 349 of Book 41 of Deeds, records of
Skamania County, Washington

Easement for access to properties described in Stat. Warranty Deed to
H. Robert Cole, recorded August 18, 1969, on page 110 of Book 61, Skamania
County Deed Records and Real Estate Contract with Robert W. Olwin, et ux,
recorded July 16, 1970, on page 349 of Book 41 of Deeds, records of Skamania
County, Washington

SUBJECT TO:

An existing Deed of Trust in favor of Denis and Claudia LeMoine Living
Trust dated May 13, 1998 in the original amount of \$ 116,725.00, dated
August 20, 2002, recorded August 23, 2002 under Auditor's File No. 145706
Book 228, page 387, whereas purchasers herein assume and agree to pay said
obligation according to its terms and conditions.

An existing Deed of Trust in favor of Highland Limited Partnership in the
original amount of \$ 12,500.00, dated August 20, 2002, recorded August 23,
2002, under Auditor's File No. 145707, Book 228, page 390, whereas purchaser
herein assumes and agrees to pay said obligation according to its terms and
conditions.

APPROVED AND ACCEPTED AS TO CONTENT

GORGE INVESTMENTS, LLC

BY: William A. Behrens

William A. Behrens