

147945

BOOK 238 PAGE 706

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Fidelity Nat'l Title

MAR 14 2 44 PM '03

Amos
J. MICHAEL WILSON

When Recorded Return to:
Lisa M. King
3205 Sunset Drive
North Bonneville, W 98639

REAL ESTATE EXCISE TAX

22850

MAR 14 2003

PAID 2249.10

Cg deputy

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

Fidelity National Title Company

ORDER NO: V27385 CF

THE GRANTOR THE HIGHLANDS LIMITED PARTNERSHIP, a Washington Limited Partnership

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

LISA M. KING, unmarried individual

Gary H. Martin, Skamania County Assessor
Date 3/14/03 Parcel # 2-7-20-4-2-405

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

Lot 5, Windsong Estates No. 2, according to the plat thereof, recorded in Book "B" of Plats, page 105, records of Skamania County, Washington.

Abbreviated Legal Description: Lot 5, Windsong Estates 2
Assessor's Tax Parcel No(s): 02-07-20-4-2-0405-00

Dated: March 13, 2003

THE HIGHLANDS LIMITED PARTNERSHIP

William A. Behrens
By William A. Behrens
general partner

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that *William A. Behrens* the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the of THE HIGHLANDS LIMITED PARTNERSHIP to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 13, 2003

Cheeryl A. Flack

Cheeryl A. Flack
Residing at Vancouver

My appointment expires:

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

Fidelity National Title Company

EXHIBIT 'A'

ORDER NO: V27385 CF

SUBJECT TO:

ASSESSMENTS, if any, levied by the Windsong Estates Homeowner's Association.

COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. Book 201, page 824.

Easement, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded October 15, 1912 in Book "O", page 105, Skamania County Deed Records.

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 Statutory Warrant 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. Olwine, et ux, recorded July 16, 1970, on page 349 of Book 41 of Deeds, records of Skamania County, Washington.

COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. Book 81, page 883.

COVENANTS, CONDITIONS AND RESTRICTIONS as shown on the face of Short Plat Recorded in Book T, page 107

EASEMENT, and the terms and conditions thereof,
For: Gravel Road,
Affecting: Said premises,
Disclosed by: Recorded Plat of said addition

EASEMENT, and the terms and conditions thereof,
For: Utilities,
Affecting: Said premises,
Disclosed by: Recorded Plat of said addition

EASEMENT, and the terms and conditions thereof,
For: Road and utility easement,
Affecting: Said premises,
Disclosed by: Instrument recorded under Recording No. Book 129, page 631.

COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. Book 150, page 750, Auditor's File No. 122646.

COVENANTS, CONDITIONS AND RESTRICTIONS as shown on the face of the plat.