

150727

BOOK 252 PAGE 422

When Recorded Return to:
C. James Sorenzen
552 SW 9th Circle
Troutdale OR 97060

REAL ESTATE EXCISE TAX
23367

OCT 15 2003

PAID 832,416.50-974.50
Vicki Orellana, Deputy
SKAMANIA COUNTY TREASURER

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Fidelity Nat'l Title
Oct 15 4 29 PM '03
J. MICHAEL HARRISON

Fidelity National Title Company of Washington, Inc.
STATUTORY WARRANTY DEED

ORDER NO: V34881 CF

THE GRANTOR DSS Enterprises, Inc, A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

C. JAMES SORENSEN and TERI SORENSEN husband and wife

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal Description: Lot 3 SP T-107
Assessor's Tax Parcel No.(s): 02-07-20-4-2-0300-00

Gary H. Martin, Skamania County Assessor

Date 10-15-03 Parcel # 2-7-20-4-2-300

Dated: October 9, 2003

DSS Enterprises, Inc, A Washington Corporation

Deborah Sullivan
By Deborah Sullivan
President

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that DSS Enterprises, Inc, A Washington Corporation 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 DSS Enterprises, Inc, A Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Oct 9 2003

Cheryl A. Flack
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

Fidelity National Title Company of Washington, Inc.

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V34881 CF

Lot 3, of ALTERATION OF SHORT PLAT A, recorded in Book "T" of SHORT PLATS, PAGE 107, which corrects SHORT PLAT recorded in Book "3" of SHORT PLATS, page 212, records of Skamania County, Washington

SUBJECT TO:

5. EASEMENT, and the terms and conditions thereof:
Granted to: Northwestern Electric Company,
For: Electric transmission and distribution,
Affecting: Said premises,
Dated: Not disclosed
Recorded: October 15, 1912
Recording No.: Book O, page 105.
6. EASEMENT, and the terms and conditions thereof,
For: Road and utilities,
Affecting: Said premises,
Disclosed by: Book 129, page 688.
7. ROAD MAINTENANCE AGREEMENT, and the terms and conditions thereof:
Between the adjoining property owners,
Dated: Not disclosed
Recorded: July 10, 1992
Recording No.: Book 129, page 688
8. EASEMENT, and the terms and conditions thereof:
Granted to: Department of Game of the State of Washington,
For: Agreement to install and maintain a screen across the outlet of Green Leaf Slough,
Affecting: Said premises,
Dated: May 11, 1948 and May 28, 1948
Recorded: April 10, 1956,
Recording No.: Book 41, page 349.
9. EASEMENT, and the terms and conditions thereof:
Granted to: H. Robert Cole,
For: Access to properties,
Affecting: said premises,
Recorded: August 18, 1969
Recording No.: Book 61, page 110 and Real Estate Contract with Robert W. Owine, et ux, recorded July 16, 1970, Book 41, page 349.
10. COVENANTS, CONDITIONS AND RESTRICTIONS as shown on the face of the plat.
11. ANY PROHIBITION OF LIMITATION on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or any part thereof.
12. RIGHTS OF THE STATE OF WASHINGTON in and to that portion of said premises, if any, lying in the bed of Green Leaf Slough, if it is navigable.
13. ANY QUESTION that may arise due to the shifting and changing in the course of Green Leaf Slough, referred to in the legal description.
14. COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. 122846, Book 150, page 1750.