

150752

BOOK 252 PAGE 547

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

When Recorded Return to:  
Steven A. Benack  
11608 NW 9th Ave  
Vancouver WA 98685

OCT 17 12 57 PM '03

*Amoser*  
AUDITOR  
J. MICHAEL GARVISON

*SCR 26268*

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

ORDER NO: V34417 CF

THE GRANTOR GAIL A. BLAGG, AN UNMARRIED PERSON

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION  
PAID TO AN ACCOMODATOR IN COMPLIANCE WITH AN I.R.C. SEC 1031 EXCHANGE  
in hand paid, conveys and warrants to

STEVEN A. BENACK and IRENE F. BENACK, husband and wife and WALTER C. BENACK, a single  
person

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 56 North Woods*  
Assessor's Tax Parcel No.(s): 96-000056

Gary L. Martin, Skamania County Assessor

Date *10-12-03* Parcel # *96-000056*

Dated: October 13, 2003

REAL ESTATE EXCISE TAX

*23376*  
OCT 17 2003

PAID  $1120 + 218.75 = 1338.75$

*Vicki (Melland) Dwyer*  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON  
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Gail A. Blagg 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 Land America Exchange Company to be the  
free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Oct 16 2003

*Cheryl A. Flack*

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: V34417 CF

## CASIN NO. 56 AND LEASEHOLD INTEREST IN

LOT 56, as shown on the Plat and Survey entitled Recorded of Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and record under Auditors File No. 77523, at Page 449, of Book J of Miscellaneous Records of Skamania County, Washington; TOGETHER WITH an appurtenant easement as established in writing on said plat, for the joint use of the areas shown as roadways on the plat.

SUBJECT TO reservation by the United States of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at Page 23 of Book 52 of Deeds, under Auditors File No. 62114, records of Skamania County as follows:

"... the provisions, reservations, conditions, and limitations of Section 24, Federal Power Act of June 10, 1920, as amended.... and the prior right of the United States, its licensees and permittees to use for power purposes that part within Power Projects No. 2071, 2111, and 264."

## SUBJECT TO:

Restrictions and Conditions, including the terms and provisions thereof recorded April 20, 1982 in Book K, Page 4278

Assessment, if any, of the Association

Lease, including the terms and provisions thereof, between State of Washington as lessor, and Waterfront Recreation Inc, as lessee, recorded October 22, 1986 in Book 103, page 20. Amended Lease recorded June 2, 1994 in Book 150, page 340.