

Doc # 2004152328
Page 1 of 3
Date: 03/22/2004 03:36P
Filed by: FIDELITY NATIONAL TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

AFTER RECORDING RETURN TO:
Ronald W. Winter
1443 Hudson Rd
Granger, WA 98932

V37322CF
DOCUMENT TITLE
1. Statutory Warranty Deed

REFERENCE NUMBER (S) OF DOCUMENTS ASSIGNED OR RELEASED:
Additional reference #'s on page _____ of document.

GRANTOR (S) (Last name, first, initial)
1. The Highlands Limited Partnership, a partnership

Additional names on _____ page of document

GRANTEE (S) (Last name, first, initial)
1. Ronald W. Winter and Ann V. Winter, husband and wife

Additional names on _____ page of document

ABBREVIATED LEGAL DESCRIPTION
1. Lot 2, of Windsong Estates No. 2
Full legal on page 2 of document

ASSESSOR'S PARCEL NO./TAX PARCEL NO.
1. 02-07-20-4-2-0402-00

When Recorded Return to:
Ronald W. Winter
1443 Hudson Road
Granger WA 98932

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

ORDER NO: V37322 CF

THE GRANTOR THE HIGHLANDS LIMITED PARTNERSHIP, a partnership

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

RONALD W. WINTER and ANN V. WINTER, husband and wife *RWW-AVW*

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:
Assessor's Tax Parcel No.(s): 02-07-20-4-2-0402-00

Gary H. Martin, Skamania County Assessor
Date 3/22/04 Parcel # 2-7-20-42-402
C.S.

Dated: March 17, 2004

| | |
|--|--|
| The Highlands Limited Partnership <i>William A. Behrens</i> William A. Behrens Member | REAL ESTATE EXCISE TAX 23732 MAR 22 2004 PAID 1958.40 + 382.50 = 2340.90 <i>Vickie Clelland, Deputy</i> SKAMANIA COUNTY TREASURER |
|--|--|

| | |
|---|--|
| STATE OF WASHINGTON COUNTY OF CLARK I certify that I know or have satisfactory evidence that William A. Behrens to me known to be the Member The Highlands Limited Partnership the entity that he executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is/are authorized to execute the said instrument on behalf of said entity. Dated: <u>4 March 18, 2004</u> <i>Cheyl Flack</i> Notary Public in and for the State of Washington Residing at Vancouver My appointment expires: <u>2/1/2006</u> | CHERYL A. FLACK NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 2006 |
|---|--|

DOC # 2004152328
Page 2 of 3

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V37322 CF

Lot 2, WINDSONG ESTATES NO. 2, according to the plat thereof, recorded in Book "B" of plats, page 105, records of Skamania County, Washington.

ExhibitB

7. COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. Book 201, page 824.
8. 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.
9. Easement for Road and Utilities, including the terms and provisions thereof, recorded July 10, 1992 in Book 129, page 688, Skamania County Deed Records.
10. 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.
11. 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.
12. COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. Book 61, page 883.
13. COVENANTS, CONDITIONS AND RESTRICTIONS as shown on the face of Short Plat Recorded in Book T, page 107
14. EASEMENT, and the terms and conditions thereof,
For: Utilities,
Affecting: Said premises,
Disclosed by: Recorded Plat of said addition
15. COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. Book 150, page 750, Auditor's File No. 122646.
16. COVENANTS, CONDITIONS AND RESTRICTIONS as shown on the face of the plat.
17. EASEMENT, and the terms and conditions thereof,
For: Installing and maintaining a fence,
Affecting: Westerly 2 feet,
Disclosed by: Instrument recorded under Recording No. 150722, Book 252, page 378..