

REAL ESTATE EXCISE TAX

24036

When Recorded Return to  
Dan and Joy Krohn

JUL 0 8 2004

PO Box 731

Stevenson, WA

PAID 1024.400, = 1224.00

Vickie O'Helland

SKAMANIA COUNTY TREASURER

SCR 26961

STATUTORY WARRANTY DEED

The Grantor, Stephen M. Chambers and Gina L. Chambers, husband and wife, for and in consideration of Ten Dollars and other valuable considerations in hand paid, conveys and warrants to Dan H. Krohn and Joy Krohn, husband and wife, their heirs, successors and assigns, the following described real estate, situated in the County of Skamania, State of Washington:

Lot 1 and Lot 2 of the Wildwood Subdivision, according to the recorded Plat thereof, Recorded in Auditor File No. 2004153361, in the County of Skamania, State of Washington, Assessor's Tax Parcel: 03-08-21-2-0-0825-00 / Portion of

TOGETHER WITH an exclusive easement for Lot 1 and a separate exclusive easement for Lot 2 for ingress and egress and utilities over, under and across Wildwood Lane, a private road as shown in the Short Plat recorded in Book 3 of Short Plats, Page 284. Also as disclosed by instrument recorded in Book 195, Page 916.

TOGETHER WITH an exclusive easement for Lot 1 and a separate exclusive easement for Lot 2 for access as shown by instrument recorded in Auditor File #2004152288, Skamania County Auditor's Records, State of Washington.

TOGETHER WITH an exclusive easement for Lot 2 for ingress and egress and utilities over Lot 3 as shown on the Wildwood Subdivision;

AND FURTHER SUBJECT TO a Road Maintenance Agreement as duly recorded in Book 117, Page 220 and in Book 190, Page 477, of Skamania County Auditor's Records;

Gary H. Martin, Skamania County Assessor

Date 7-8-04 Parcel # 3-8-21-2-825 & 828 (now)

GM

**AND FURTHER SUBJECT TO a Declaration of Conditions, Covenants and Restrictions as duly recorded in Book 190, Page 482, of Skamania County Auditor's Records;**

**AND FURTHER RESERVING UNTO SELLERS, their heirs, successors and assigns, the following conditions which shall apply as restrictions and reservations on said real property. These conditions shall be permanent restrictions and reservations on said real property and shall be binding upon Sellers and Purchasers, their heirs, successors, and assigns, and shall be appurtenant to the said land of any future owners of said property.**

**RESERVATIONS and CONDITIONS:**

- 1. Reserving to Lot 3 of the Wildwood Subdivision the access and utility Easement as duly recorded in Document #2004152288 , filed and recorded in the Auditor's records, Skamania County, State of Washington.**
- 2. Reserving control by the Seller of all uses of Wildwood Lane, including but not limited to, the right to grant easements for ingress and egress to lots within the S&G Short Plat; and the right to grant easements to other parties not in ownership of portions of the S&G Short Plat.**
- 3. Reserving the right to plant vegetative screening and/or shrubs or a hedge fully bordering the South and North sides of said easement across and on the North 25 feet and parallel with the North property line of Lot 3 of the Wildwood Subdivision.**
- 4. Reserving the right to use said easement for access and the right to control and limit incidental parking on the said easement across the North 25 feet of said Lot 3 of the Wildwood Subdivision.**
- 5. Reserving the conditions for Purchase of Lot 1 of the S&G Short Plat, recorded in Vol. 190, at Pages 482-489, Plats and Records of Skamania County, Washington, and as amended.**
- 6. Reserving the conditions for Purchase of a portion of Lot 4 of the S&G Short Plat, lying West of Lot 1 of the Wildwood Subdivision, recorded in book 213, at Pages 768-770, Plats and Records of Skamania County, Washington, and as amended.**
- 7. AND FURTHER SUBJECT TO THE CONDITION that the easement across the North 25 feet of Lot 3 of the Wildwood Subdivision is driveway access and not a**

through road. And no through road shall be developed bordering the West property line of Lot 1 of the Wildwood Subdivision.

In Witness and Acceptance of said Reservations and Conditions, dated this 8  
day of July, 2004

SELLER(s)

Stephen M. Chambers  
Stephen M. Chambers  
Stephen M. Chambers

PURCHASER(s)

Dan H. Krohn  
Dan Krohn

Gina L. Chambers  
Gina L. Chambers

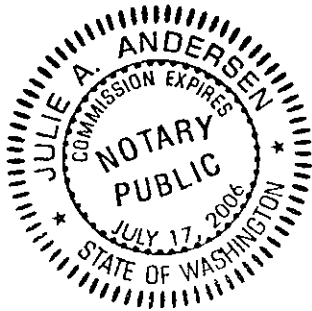
Joy Krohn  
Joy Krohn

STATE OF WASHINGTON, }  
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Gina L. Chambers & Stephen M. Chambers to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that They  
signed the same as Their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6<sup>th</sup> day of July X<sup>o</sup> 2004



Julie A. Andersen  
Notary Public in and for the State of Washington,  
residing at Carson  
My appointment expires 7-17-2006

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Corporate

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_  
and \_\_\_\_\_ to me known to be the  
\_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of  
\_\_\_\_\_ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_  
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

WA-46A (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_.

STATE OF WASHINGTON, }  
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Don A. Krohn and Joy Krohn to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they  
signed the same as them free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5 day of July 2004.



Jim R. Copeland  
Notary Public in and for the State of Washington,  
residing at Wishwa, WA  
My appointment expires 10-13-2007

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Corporate

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of  
Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_  
\_\_\_\_\_ and \_\_\_\_\_ to me known to be the  
\_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of  
\_\_\_\_\_ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary  
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_  
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

WA-46A (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_.