

When Recorded Return to:  
Christine M Morgan  
5615 SE Harrison Street  
Milwaukie OR 97222

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

ORDER NO: V40731 TRF

THE GRANTOR TERRY CARRAGHER, a single person

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

CHRISTINE M MORGAN, a single person

Abbreviated Legal Description: Cabin 131 on Lot 131, Northwoods  
Assessor's Tax Parcel No.(s): 96000131

8-16-04  
Film

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

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

Dated: August 11, 2004

**REAL ESTATE EXCISE TAX**

*Terry Carragher*  
Terry Carragher  
24153  
AUG 16 2004

PAID 992.<sup>00</sup> + 193.<sup>75</sup> = 1185.<sup>75</sup>

*Audrey Tahoni*  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON  
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Terry Carragher the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 8/12/04

*Traci A. Fraley*  
Traci A. Fraley Notary Public in and for the State of Washington  
Residing at Camas  
My appointment expires: December 29, 2004

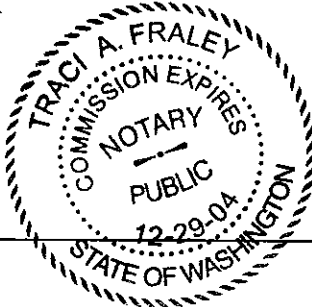


EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V40731 TRF

CABIN NO. 131 LOCATED ON SITE NO. 131, LEASHOLD ESTATE  
DESCRIBED AS FOLLOWS:

A leasehold estate for a term of 50 years arising out of a lease between Water Front Recreation, Inc., as Lessor and James O. Youngblood and Betty J. Youngblood, husband and wife, as Lessee, dated September 19, 1976, a Memorandum of which was recorded under Recording No. Book 119, page 896, said leasehold was assigned to Terry Carragher, on the following described property:

Lot 131, as shown on the plat and survey entitled "Record of Survey for Waterfront Recreation, Inc.", dated May 14, 1971, on file and of record under Auditor's File No. 73635, at page 306 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.

96-000131

8-16-04

AM

SUBJECT TO:

Exhibit B

LEASE, and the terms and conditions thereof:

Lessor: State of Washington,

Lessee: Water Front Recreation, Inc.,

Term: Not disclosed,

Dated: Not disclosed

Recorded: October 22, 1986

Recording No.: 102041, Book 103, page 20.

Said Lease was amended by Book 150, page 340.

Reservations 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 Auditor's File No. 62114, records of Skamania County, Washington, 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 Nos. 2071, 2111 and 264.

Easement for right of way for access road acquired by the United States of America United States Forest Service.

Notice of water rights, including the terms and provisions thereof, from the North Woods Association, recorded April 17, 1982, under Auditor's File No. 93879, in Book K, page 426.

EASEMENTS as delineated on the face of the plat.

Terms, conditions and provisions of the Lease described in Schedule A which, upon default, could cause the defeasance of the insured estate.