

Return Address:

Steven M. and Betty C. Kimball
13412 NE 36th St.
Vancouver, WA. 98682

QUIT CLAIM DEED (Statutory Form)

Indexing information required by the Washington State Auditor's/Recorder's Office, (RCW 36.18 and RCW 65.04) 1/97:		(please print last name first)
Reference # (If applicable):		
Grantor(s) (Seller): (1) Hazel M. Runger	(2)	Add'l. on pg
Grantee(s) (Purchaser): (1) Betty C. Kimball	(2) Steven M. Kimball	Add'l. on pg
Legal Description (abbreviated): Lot 32 Swift Creek Estates		Add'l. legal is on pg
Assessor's Property Tax Parcel /Account # 07 06 35 22 0132 00		

THE GRANTOR() Hazel M. Runger
of 7011 NE 60th St., City of Vancouver
County of Clark, State of Washington, for and in consideration
of For Love and Affection ~~convey~~ convey and quit-claim to
Steven M and Betty C. Kimball of 13412 NE 36th St., City
of Vancouver, County of Clark, State of Washington, all interest
in the following described Real Estate: Lot 32 Swift Creek Estates, according to the
recorded plat thereof, recorded in Book B of plats, page 72 in
the County of Skamania, State of Washington, subject to the
exceptions, rights, covenants, restrictions, easements and encumbrances
of attached exhibit A.
situated in the County of Skamania, State of Washington, REAL ESTATE EXCISE TAX
of September 2004. 24304

Hazel M. Runger
Grantor(s)

OCT 04 2004

STATE OF WASHINGTON

PAID Exempt

County of Clark

SS. (INDIVIDUAL ACKNOWLEDGEMENT)

SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Hazel M. Runger is the
person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be
her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 30th day of September 2004

7-6-35-2-2-132

10-4-04

88th

Print Name

CANDI J PRATT

Notary Public in and for the State of

WA

My appointment expires:

7-29-05



Quit-Claim Deed (Statutory Form)

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MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

The warranty deed is subject to the following exceptions:

1. Improvements, if any, located on the real property herein described, and any security interests related thereto including but not limited to Uniform Commercial Code Filings, Mortgages and Deeds of Trust and any Bills of Sale, or Quit Claim Deeds relating to the improvements.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of the unnamed creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Rights, if any, of the property owners, abutting the unnamed creek in and to the waters of the unnamed creek and in and to the bed thereof; also boating and fishing rights of property owners abutting the unnamed creek or the stream of water leading thereto or therefrom.
4. Any adverse claims based upon the assertion that the unnamed creek has moved.
5. Easement for Public Road including the terms and provisions thereof recorded February 3, 1934 in Book "X", Page 445, Skamania County Deed Records.
6. Easement for utilities including the terms and provisions thereof December 14, 1959 in Book 46, Page 462, Skamania County Deed Records.
7. Reservations and easements and terms and conditions therein contained, and the reservation of mineral rights to Burlington Northern Railroad including the terms and conditions thereof recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records. Mineral rights were assigned by mesnes assignment the last of which was to the United States of America recorded in Book 125, Page 335, Skamania County Deed Records.
8. Easement for roads including the terms and provisions thereof recorded February 26, 1973 in Book 64, Page 972, Skamania County Deed Records.
9. Easement for telephone and telephone lines and provisions thereof accorded in Book R, page 138, Skamania County Deed Records.
10. Conditions, covenants and restrictions of Swift Creek Estates recorded February 2, 1993 in Book 133, Page 215 to 230 Skamania County Deed Records.

State of Washington

County of

Clark

I certify that I know or have satisfactory evidence that

Hazel M. Runger

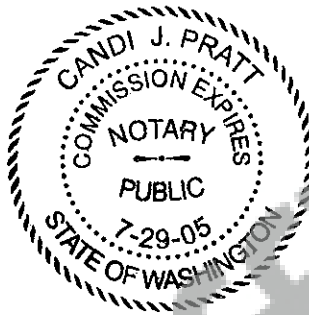
(NAME OF PERSON)

is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:

September 30, 2004

(SEAL OR STAMP)



(Signature)

Candi J. Pratt

Title

Notary Public

My appointment expires

7-29-05

ACKNOWLEDGMENT - INDIVIDUAL
Form 5998 (Rev. 12-96)

Unofficial Copy