

Doc # 2004155410
Page 1 of 4
Date: 11/30/2004 12:24P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

WHEN RECORDED MAIL TO:

JOSEPH P. McCARTHY
KANTOR TAYLOR MCCARTHY P.C.
1501 4TH AVENUE, SUITE 1610
SEATTLE, WA 98101-1662

SCR 26346

**STATUTORY WARRANTY DEED
(ROCK CREEK TERRACE)**

Grantor: ROCK CREEK TERRACE, LTD., A LIMITED PARTNERSHIP, a
Washington limited partnership

Grantee: MERCY PROPERTIES WASHINGTON I, LLC
a Washington limited liability company **REAL ESTATE EXCISE TAX**

Legal Description: Sec. 1, T2N, R7E

Tax Account Number: 02-07-01-1-0-0801-00

Related Documents:

24469
NOV 30 2004
PAID *11,945.13*
Cy deputy
SKAMANIA COUNTY TREASURER

Rock Creek Terrace, Ltd., A Limited Partnership, a Washington limited partnership, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to MERCY PROPERTIES WASHINGTON I LLC, a Washington limited liability company, the real property, situated in SKAMANIA County, Washington, described on the attached Exhibit A, by this reference incorporated herein as if fully set forth.

(The balance of this page is left blank intentionally)

Gary H. Martin, Skamania County Assessor

Date *11-30-04* Parcel # *2-7-1-1-801*

GHM
STATUTORY WARRANTY DEED - ROCK CREEK

PAGE 1 OF 2

GRANTOR'S SIGNATURE PAGE FOR STATUTORY WARRANTY DEED

DATED November 19, 2004

Rock Creek Terrace, Ltd., A Limited Partnership, a Washington limited partnership

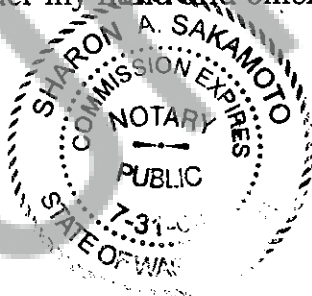
By: Dujardin Development Company, a Washington corporation, general partner


David Allegre, President

STATE OF WASHINGTON)
COUNTY OF King) ss.

I hereby certify that I know or have satisfactory evidence that David Allegre appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the President of Dujardin Development Company, a Washington corporation, general partner of Rock Creek Terrace, Ltd., A Limited Partnership, a Washington limited partnership, to be the free and voluntary act of such entity for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal on November 19, 2004.





Signature of Notary
Print Name: Sharon A. Sakamoto
NOTARY PUBLIC in and for the State of
Washington, residing at: Seattle
My commission expires: 7-31-05

Exhibit "A"

A tract of land located in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the county of Skamania, State of Washington, described as follows:
Beginning at a point on the North line of said Section 1, which is 804.5 feet West of the intersection of said North line with the West line of the H. Shepard D.L. C.; thence South 00°50'54" West parallel with the West line of the said Shepard D.L.C., 34.00 feet to the South right of way line of Vancouver Avenue and the True Point of Beginning; thence North 88°56'55" West 172.73 feet to a brass screw set in curb; thence South 01°33'03" West 227.60 feet; thence North 82°48'05" West 162.97 feet, more or less, to the East right of way line of Second Avenue; thence Southeasterly along said East line to a point which bears South 00°50'54" West from the True Point of Beginning; thence North 00°50'54" East parallel with the West line of Shepard D.L.C., 499.56 feet to the True Point of Beginning.

Gary H. Martin, Skamania County Assessor

Date 11-30-04 Parcel # 2-7-6-6-801
ghm

Exhibit "B"

1. Rights of the Public in and to that portion lying within Road.
2. Deed of Trust, including the terms and provisions thereof, executed by ROCK CREEK TERRACE, LTD., A LIMITED PARTNERSHIP, as grantor, to FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, ACTING THROUGH THE STATE DIRECTOR OF THE FARMERS HOME ADMINISTRATION FOR THE STATE OF WASHINGTON, as trustee, for THE UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, as Beneficiary, dated NOVEMBER 18, 1976, recorded NOVEMBER 18, 1976 in Book 53, Page 715, Auditor File No. 83183, Skamania County Mortgage Records, given to secure the payment of \$570,000.00.
3. The following matters disclosed by survey prepared by Goldsmith and Associates being dated November 3, 2004:
 - 1.) Any adverse claims resulting from the fence along the East property line lying inside the easterly property line.
 - 2.) Gravel driveway crosses said premises around the Southeast corner of the property.
 - 3.) Any claims caused by 4' chain link fence crossing the Northerly and Northwesterly property lines in the North and Northwest portions of said premises.
 - 4.) Gravel drive crosses the Easterly property line in the Northeasterly portion of said premises.
4. Flowage Easement in favor of the United States, including the terms and provisions thereof, recorded December 29, 1938 in Book 27, Page 285.
5. Easement in favor of City of Stevenson, including the terms and provisions thereof, recorded in Book 54, Page 318.