

Doc # 2005156450
Page 1 of 3
Date: 03/03/2005 04:45P
Filed by: JACKSON JACKSON & KURTZ INC PS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS REAL ESTATE EXCISE TAX
704 EAST MAIN STREET, SUITE 102
BATTLE GROUND, WA 98604

24713
MAR 03 2005

PAID

exempt
G deputy

SKAMANIA COUNTY TREASURER

QUITCLAIM DEED

THE GRANTORS, ARTHUR JAMES SIMONS and ELIZABETH ANN LEE, husband and wife, for and in consideration of a transfer into their trust, convey and quitclaim their interest to **ARTHUR JAMES SIMONS and ELIZABETH ANN LEE,** Trustees under the **SIMONS FAMILY TRUST**, dated March 2, 2005, between **ARTHUR JAMES SIMONS and ELIZABETH ANN LEE**, as Trustors (individually, "Trustor," and collectively, "Trustors"), and as Trustees, the following-described real property, situate in the County of Skamania, State of Washington, including any interest therein which Grantors may hereafter acquire, to wit:

Tax Serial No.: 07-05-21-0-0-211-00

A tract of land in the Southwest Quarter of Section 21, Township 7 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the Swift Cove West Short Plat, recorded in Book 3 of Short Plats, Page 400, Skamania County Records. **Gary H. Martin, Skamania County Assessor**

SUBJECT TO: Date 3-3-05 Parcel # 7-5-21-211
John

1. Rights, if any, of the property owners, abutting the Swift Reservoir in and to the water of the Swift Reservoir and in and to the bed thereof; also boating and fishing rights of property owners abutting the Swift Reservoir on the stream of water leading thereto of therefrom.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of Swift Reservoir, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Any adverse claims based upon the assertion that Swift Reservoir has moved.

4. Rights of the public in and to that portion lying within the Public Road.
5. Reservations for Minerals, including the terms and provisions thereof recorded June 24, 1929, in Book W, Page 203, in favor of Northern Pacific Railroad Company. Also recorded August 1, 1940, in Book 21, Page 123.
6. Easement for utilities, in favor of Pacific Power and Light Company, including the terms and provisions thereof, recorded in Book 46, Page 477.
7. Easement for Right of Way, in favor of United States Forest Service, including the terms and provisions thereof, recorded December 24, 1959, in Book 46, Page 477.
8. Reservation, including the terms and provisions thereof, in favor of Weyerhaeuser Company by instrument recorded May 18, 1998, in Book 177, Page 200.
9. Any and all Easements shown on Survey recorded in Book 3 of Surveys, Page 356.
10. Agreement & Grant of Easement, including the terms and provisions thereof, recorded Mary 29, 2002, in Book 222, Page 463.
11. Reciprocal Easement, including the terms and provisions thereof, recorded March 29, 2002, in Book 222, Page 478.
12. Conditions, including the terms and provisions thereof as disclosed by Short Plat.

DATED March 2, 2005.



ARTHUR JAMES SIMONS

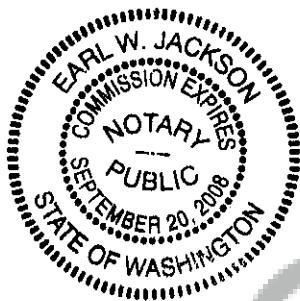


ELIZABETH ANN LEE

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **ARTHUR JAMES SIMONS** and **ELIZABETH ANN LEE** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED March 2, 2005.



Earl W. Jackson
NOTARY PUBLIC in and for the State
of Washington, residing at Battle Ground
My appt. expires: 9-20-2008