

When Recorded Return to:
James O. Holcroft
62 Blue Heron Drive
Washougal WA 98671

REAL ESTATE EXCISE TAX

24863
APR 25 2005
PAID *3,442.50*
Cydney
SKAMANIA COUNTY TREASURER

Doc # 2005157069
Page 1 of 2
Date: 04/22/2005 04:28P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$20.00

ORDER NO: K143981 MAF and 00100348
100348
CHICAGO TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED

THE GRANTOR David Danowski and Janet Danowski, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
James O. Holcroft, a ~~single person~~ *married man*

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

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

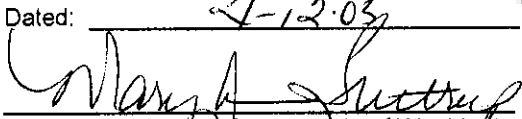
Tax Account No. : 02 05 34 20 0 800 00 *C.S.*
Abbreviated legal description: #800 Section 34, T 2 N 5
Full legal on page 2

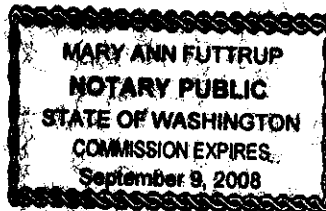
Dated: April 12, 2005

 David Danowski	 Janet Danowski
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STATE OF WASHINGTON
COUNTY OF Clark

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

Dated: *4-12-05*

Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: *9908*



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K143981 MAF

BEGINNING at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence South 150 feet; thence East to the Washougal River; thence Northerly along the Washougal River to the North line of said Southeast quarter of the Northwest quarter, Section 34; thence West to the Place of Beginning.

EXCEPTING AND RESERVING an easement for private roadway 15 feet in width along West side of said tract.

ALSO, the right of use existing roads over and across the property of the original grantor, Eva M. King, as guaranteed to the present grantors by said Eva M. King, for ingress and egress to and from said property.

Gary H. Martin, Skamania County Assessor

Date 4/25/05 Parcel # 25-34-2-800
6.5

Subject to:

EASEMENT, and the terms and conditions thereof,
For: **Pipeline**,
Affecting: **Said premises**,
Disclosed by: **Instrument recorded under Recording No. 36991.**

EASEMENT, and the terms and conditions thereof:
Granted to: **Public Utilities District No. 1 of Skamania County**,
For: **Electric transmission and distribution**,
Affecting: **Said premises**
Dated: **October 1, 1971**
Recorded: **October 26, 1971**
Recording No.: **74076, Book 63, page 421.**

EASEMENT, and the terms and conditions thereof,
For: **Private roadway**,
Affecting: **West 15 feet**,
Disclosed by: **Instrument recorded under Recording No. 37296.**

RIGHTS OF THE STATE OF WASHINGTON in and to that portion of said premises, if any, lying in the bed of **Washougal River**, if it is navigable.

ANY QUESTION that may arise due to the shifting and changing in the course of **Washougal River**, referred to in the legal description.

COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. **Book 46, page 188.**

COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. **37296.**

COVENANTS, CONDITIONS, AND RESTRICTIONS imposed by instrument recorded under Recording No. **37041.**

MATTERS SET FORTH BY SURVEY:

Book of Surveys: **3**

Page of Surveys: **166**, records of Clark County, Washington.