

When Recorded Return to:
Ryan Pendergrast
202 Lakeshore Drive
Skamania WA

Fidelity National Title Insurance Company
STATUTORY WARRANTY DEED

ORDER NO: V54250 DMA

THE GRANTOR ELIZABETH A. MAZZOCCHI, as her separate estate

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to

RYAN, PRENDERGAST, single man as his separate estate

J. R.P. *Skamania* *RP*
the following described real estate, situated in the County of ~~Clark~~, State of Washington:

Lot 12, Block 3, WOODARD MARINA ESTATES, according to the plat thereof, recorded in
Volume A of plats, page 114, records of Skamania County, Washington.

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

Abbreviated Legal Description: Lot 12, Block 3, Woodard Marina Estates, Volume A, page 114
Assessor's Tax Parcel No.(s): 02 06 34 1 4 3200.00

0.5,
Gary H. Martin, Skamania County Assessor
Date *1/13/06* Parcel # *2-6-34-1-4-3200*

Dated: December 27, 2005

Elizabeth A. Mazzocchi
Elizabeth A. Mazzocchi
REAL ESTATE EXCISE TAX
25641
JAN 13 2006

STATE OF *Arizona*
COUNTY OF *Yavapai*
PAID *1868.⁸⁰ + 365.⁰⁰ = 2233.⁸⁰*
Audrey Ahmi Deputy
SKAMANIA COUNTY TREASURER
I certify that I know or have satisfactory evidence that Elizabeth A. Mazzocchi the person(s) who appeared before
me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be hers free and
voluntary act for the uses and purposes therein mentioned in this instrument.
Dated: *12/28/2005*
Matthew Vallely
Notary Public in and for the State of *Arizona*
Residing at *Lake Havasu City*
My appointment expires: *Sept 8, 2008*
OFFICIAL SEAL
MATTHEW VALLELY
NOTARY PUBLIC - State of Arizona
YAVAPAI COUNTY
My Comm. Expires Sept. 8, 2008

Fidelity National Title Insurance Company

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V54250 DMA

SUBJECT TO:

1. All taxes as they are due and payable.
2. Assessments, if any, levied by the Skamania Landing Homeowner's Association.
3. **AGREEMENT**, and the terms and conditions thereof:
Regarding: **Planning and Community development**,
Between: **Elizabeth Mazzocchi**,
And: **Skamania County**
Dated: **March 15, 2000**
Recorded: **September 25, 2000**
Recording No.: **Book 205, Page 855**
4. **EASEMENT**, and the terms and conditions thereof, as shown on the face of the plat.
5. **EASEMENT**, and the terms and conditions thereof:
Granted to: **Northwest Electric Company**,
For: **Electric transmission and distribution**,
Affecting: **Blanket**,
Dated: **July 20, 1912**
Recorded: **July 21, 1912**
Recording No.: **Book 0, page 24.**
6. **EASEMENT**, and the terms and conditions thereof:
Granted to: **Skamania County Public Utilities District No. 1**,
For: **Electric transmission and distribution**,
Affecting: **Blanket**,
Dated: **April 1, 1963**
Recorded: **April 3, 1963**
Recording No.: **61329, Book 51, page 1896.**
7. **EASEMENT**, and the terms and conditions thereof:
Granted to: **Skamania County**,
For: **Rights of way for public roads, and County Road No. 1016, designated as the Skamania Landing Road**,
Affecting: **Said premises**,
Dated: **April 17, 1969**
Recorded: **March 23, 1971**
Recording No.: **73257, Book 62, page 728.**
8. **COVENANTS, CONDITIONS AND RESTRICTIONS** as shown on the face of the plat.
9. **ANY PROHIBITION OF LIMITATION** on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or any part thereof.
10. **RIGHTS OF THE STATE OF WASHINGTON** in and to that portion of said premises, if any, lying in the bed of **Columbia River**, if it is navigable.
11. **COVENANTS, CONDITIONS, AND RESTRICTIONS** imposed by instrument recorded under Recording No. **Book J, page 162.**
12. **COVENANTS, CONDITIONS, AND RESTRICTIONS** imposed by instrument recorded under Recording No. **Book 53, page 164.**
13. **RESERVATIONS AND EXCEPTIONS**, and the terms and conditions thereof:
Contained in **R.C.W. 79.01.224.**
Reserving to the grantor all oil, gases, coal ores, minerals fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.