

Doc # 2007166414
Page 1 of 3
Date: 06/07/2007 02:10P
Filed by: SCHWABE WILLIAMSON & WYATT PC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$34.00

AFTER RECORDING RETURN TO:

Bradley W. Andersen
Schwabe, Williamson & Wyatt
700 Washington Street, Suite 701
Vancouver, WA 98660

REAL ESTATE EXCISE TAX

27068

JUN - 7 2007

PAID

Exempt

Michael Garvison
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED
(CORRECTION)**

Grantor: BARBARA J. DAVIS, Trustee of the BARBARA J. DAVIS TRUST dated June 6, 2005

Grantees: JOHN LEASURE and CHONG LEASURE, husband and wife

Abbreviated Legal Description: NE ¼ of NW ¼ S34 T2N R5E (full legal on Page 2)

Assessor's Tax Parcel ID#: 02-05-34-2-0-0100-00 and 02-05-34-2-0-0200-00

Reference Nos. of Related Document: 2006164275 and 2006163772

WHEREAS, on December 1, 2006, the Grantor, BARBARA J. DAVIS, Trustee of the BARBARA J. DAVIS TRUST dated June 6, 2005 (Grantor), granted to JOHN LEASURE and CHONG LEASURE, husband and wife, (Grantees) the real property described below ("Real Property") by virtue of a Statutory Warranty Deed, which was recorded in Skamania County in reference #2006-164275

WHEREAS, the Grantor intended to include, as part of that conveyance to the Grantees, an Easement for ingress, egress, and utilities over a certain private road, commonly known as Cedar Falls Road, that runs under, through and across the River Edge Acres Subdivision, recorded with Skamania County on June 1, 1998 in Book "B" of Plats, Page 96;

WHEREAS, pursuant to the First Amended Declaration of Covenants, Conditions and Restrictions for River Edge Acres, recorded with Skamania County on April 8, 1999 in Book 188, Pages 93 through 104, the Grantors reserved the right to grant a non-exclusive easement, for ingress, egress, and utilities to adjoining properties ("Easement"), including the Real Property conveyed by the Grantor to the Grantees on December 1, 2006;

WHEREAS, without this Easement, the Real Property will be landlocked;

WHEREAS, the Grantor wishes to correct the December 1, 2006 Statutory Warranty Deed to include the conveyance of the Easement;

Wherefore, the Grantor, for the purpose of correcting the December 1, 2006 Statutory Warranty Deed, hereby conveys and warrants to the Grantees the following described real estate, situated in Skamania County, State of Washington:

Parcel I

That portion of the Northeast quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying Easterly of a line 250 feet distant in an Easterly direction from the Easterly bank of the Washougal River at mean high water.

Skamania County Assessor of
Date 6/7/07 Parcel# 2-5-34-2-0100
2m 2-5-34-2-0200

Parcel II

That portion of the Northeast quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying Westerly of a line 250 feet distant in an Easterly direction from the Easterly bank of the Washougal River at mean high water and Easterly of the center of the channel of the Washougal River.

Together with an easement for Access as disclosed by instrument recorded November 20, 2006 in Auditor File No. 2006163772.

“Together with an Easement for Ingress, Egress and Utilities under, over and across the Private Road, commonly known as Cedar Falls Road, as depicted on the Rivers Edge Acres Subdivision Final Plat Map recorded with Skamania County on June 1, 1998, in Book “B” of Plats, at Page 96 and also described in the First Amended Declaration of Covenants, Conditions and Restrictions for River Edge Acres recorded in Skamania County on April 8, 1999, in Book 188, page 93-104.

Dated this 24th day of May, 2007.

GRANTOR:

Barbara J. Davis Trustee
BARBARA J. DAVIS, TRUSTEE OF THE
BARBARA J. DAVIS TRUST

NOTARY BLOCK ON FOLLOWING PAGE

ARIZONA
STATE OF ~~WASHINGTON~~)
County of Pima) :ss

On this 24th day of May, 2007, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~ AZ, duly commissioned and sworn, personally appeared BARBARA J. DAVIS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Wanda Martin
Printed Name: WANDA MARTIN
Notary Public in and for the State of ~~Washington~~ AZ
My Commission Expires: 6/21/09

