

When Recorded Return to:  
Robert C. Muth  
789 NW Angel Heights Road  
Stevenson, WA 98648

ORDER NO: K159773 DS

80504

CHICAGO TITLE INSURANCE COMPANY  
STATUTORY WARRANTY DEED

THE GRANTOR(S) Banner Properties, Inc., a Washington corporation

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

Robert C. Muth and Chelsea J. Muth, husband and wife

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

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

Lot 11 Angel Heights

Tax Parcel Number(s): 03-07-36-3-3-0114-00

Skamania County Assessor

Date 6/2/08 Parcel 3-7-36-3-3-114

Dated: May 29, 2008

REAL ESTATE EXCISE TAX

Banner Properties, Inc.

By Karen Ruel  
Authorized Signer

27629  
JUN 02 2008

PAID 4990.72 + 974.75 + 300 = 5970.47

By Vickie Clelland  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON  
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Karen Ruel the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument, on oath stated that authorized to execute the instrument and acknowledged it as the Authorized Signer of Banner Properties, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/30/08

C. Camolli  
Notary Public in and for the State of Washington  
Residing at VonOliver, WA  
My appointment expires: 04/06/10



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K159773 DS

Lot 11 of ANGEL HEIGHTS, according to the plat thereof, recorded in Auditor's File No. 2005158873, in the County of Skamania, State of Washington.

SUBJECT TO:

ExhibitB

Taxes for Year 2008: \$3,102.50, balance: \$1,551.25  
Parcel No. 03-07-36-3-3-0114-00

Rights of the Public in and to that portion lying within roads.

Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Rock Creek, if it is navigable.

Any question that may arise due to shifting or change in the course of the Rock Creek or due to the Rock Creek having shifted or changed its course.

Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

An Easement, including the terms and provisions thereof, recorded in Book S, Page 95.

An Easement, including the terms and provisions thereof, recorded October 5, 1927 in Book V, Page 412.

An Easement, including the terms and provisions thereof, recorded January 18, 1937 in Book Z, Page 159.

Road Maintenance Agreement, including the terms and provisions thereof, recorded November 30<sup>th</sup>, 1998 in book 183, Page 706

Road Maintenance Agreement, including the terms and provisions thereof, recorded March 10<sup>th</sup>, 2000, in Book 197, Page 244.

Road Maintenance Agreement, including the terms and provisions thereof, recorded May 23<sup>rd</sup>, 2003 in Book 243, Page 170.

Ordinance, including the terms and provisions thereof, recorded in Book 207, page 674.

Covenants, conditions, easements and restrictions as set forth in the Angel Heights Subdivision, recorded in Auditor File No. 2005158873.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded September 28, 2005 in Auditor File No. 2005158875.

An Easement, including the terms and provisions thereof, recorded September 28, 2005 in Auditor File No. 2005158874.

Homeowners Association Fees, if any, as disclosed by instrument recorded in Auditor File No. 2005158875.

Geotechnical Report, including the terms and provisions thereof, recorded September 28<sup>th</sup>, 2005 in Auditor File No. 2005158876.

Agreement, including the terms and provisions thereof, recorded September 15<sup>th</sup>, 2005 in Auditor File No. 2005158705.