

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Timothy Waters & Kaeli Waters
PO Box 833
Carson, WA 98610

REAL ESTATE EXCISE TAX

29441

MAR - 8 2012

PAID \$1,313.15
Vickie Chelland, Deputy
SKAMANIA COUNTY TREASURER

Sctc 32589

Grantor : JOHN F. BLOOMQUIST, as Personal Representative of the
Estate of ELSIE V. BLOOMQUIST, Deceased
Grantee : TIMOTHY J. WATERS and KAEI S. WATERS, husband
and wife
Abbreviated Legal : Lot 6, Block A, Town of Carson
Assessor's Tax Parcel Nos. : 03-08-29-1-1-3900-00 *JM*
Prior Excise Tax No. : NA
Other Reference No(s). : NA

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

THE GRANTOR, JOHN F. BLOOMQUIST, as Personal Representative of the
Estate of ELSIE V. BLOOMQUIST, Deceased, in accordance with the power vested in
him as the Personal Representative of said estate and pursuant to Order Directing
Administration Without Court Intervention entered therein in Clark County Superior
Court Probate No. 11-4-00897-6, for and in consideration of TEN AND NO/100
DOLLARS (\$10.00) in hand paid and other valuable consideration, conveys and specially
warrants to TIMOTHY J. WATERS and KAEI S. WATERS, husband and wife,
Grantee, the following-described real property, situate in County of Skamania, State of
Washington:

Tax Parcel No. 03-08-29-1-1-3900-00

PARCEL I

Lot 6, Block A of the Town of Carson, according to the recorded Plat thereof, recorded in Book A of Plats, Page 23, in the County of Skamania, State of Washington.

PARCEL II

Skamania County Assessor
Date 3-8-12 Parcel# 3-8-29-1-1-3900
LM

The West 20 feet of Lot 7, Block A, of the Town of Carson, according to the recorded Plat thereof, recorded in Book A of Plats, Page 23, as existed prior to the vacation of said Lot 7, in the County of Skamania, State of Washington described as follows:

Commencing at the Southwest Corner of Lot 8 of Block "A" of the Original Plat of Carson, as recorded in Book "A" of Plats, on Page 23, Skamania County Records and running thence East along the South Line of Lot 8, a distance of 20 feet; thence South 50 feet; thence West 20 feet; thence North 50 feet to the Point of Beginning.

PARCEL III

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest Corner of Lot 6 of Block A of the Original Town of Carson according to the official plat, recorded in Book A of Plats, Page 23, thereof on file and of record in the Office of the Auditor of Skamania County, Washington, said point being 30 feet East and 330 feet South of the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the said Section 29; thence East 130 feet to the Southeast Corner of Lot 6 of said Block A; thence South 135 feet, more or less, to the North line of the County Road known and designated as Frederick Avenue; thence West 130 feet to a point on the East line of Secondary State Highway No. 8-C; thence North 135 feet, more or less, to the point of beginning.

SUBJECT TO the matters set forth in Paragraphs 1 through 11 of the General Exceptions set forth in Skamania County Title Company's Preliminary

**PERSONAL REPRESENTATIVE'S
 SPECIAL WARRANTY DEED- Page - 2**


Commitment for Title Insurance, which are also set forth in Exhibit "A" attached hereto and by this reference incorporated herein.

ALSO SUBJECT TO easements if any of the Vacation as stated by Deed, recorded August 26, 1987, in Book 106, Page 437.

ALSO SUBJECT TO covenants, conditions, easements and restrictions as set forth in the document recorded in Book A, Page 23 records of the Auditor of Skamania County, Washington.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those expressed herein, and exclude all covenants arising or to arise by statutory or other implication. Grantor for itself and for its successors in interest will forever warrant and defend the said described real estate only against all persons whomsoever lawfully claiming by, through or under said Grantor and not otherwise.

DATED this 6th day of March, 2012.



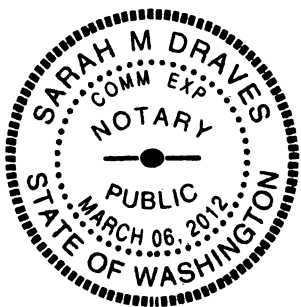
JOHN F. BLOOMQUIST, Personal
Representative of the Estate of **ELSIE V.**
BLOOMQUIST, Deceased

STATE OF WASHINGTON)
: ss.
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that **JOHN F. BLOOMQUIST** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of **ELSIE V.**

BLOOMQUIST, Deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 6th day of March, 2012.



Sarah M. Draves
NOTARY PUBLIC in and for the State
of Washington; my appt. expires: March 06, 2012

Unofficial Copy

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
7. Unpatented mining claims, and all rights relating thereto.
8. reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
10. Water rights, claims or title to water.
11. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of records for value the estate or interest or mortgage thereon covered by this Commitment.

EXHIBIT A