

When recorded return to:

Mr. and Mrs. James E. Ferguson
PO Box 934
Hood River, OR 97031

REAL ESTATE EXCISE TAX

30134
JUN 20 2013
3449.50

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S13-0193JA

PAID
by deputy
SKAMANIA COUNTY MEASURER

Statutory Warranty Deed

THE GRANTOR Stephen J. Sass and Linda S. Sass, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE James E. Ferguson and Irina M. Ferguson, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 9, WINDSONG ESTATES NO. 2, recorded in Book B of Plats, Page 105, of Skamania County, in the State of Washington.

Except that portion conveyed to City of North Bonneville, recorded in Auditor File No. 2006162054

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

Tax Parcel Number(s): 02-07-20-4-2-0409-00 AUP

Skamania County Assessor
Date 6/20/13 Parcel # 2-7-20-4-2-409-00

Dated 6/20/2013

Stephen J. Sass

Linda S. Sass

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Stephen J. Sass and Linda S. Sass

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 20, 2013

Julie A. Andersen
Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: June 17, 2014



EXHIBIT A

SPECIAL EXCEPTIONS:

Right of Way Easement, including the terms and provisions thereof:

For : Electric transmission line and appurtenants
Granted to : Northwestern Electric Company
Recorded : October 15, 1912
Book : O
Page : 105
Affects : Exact location not disclosed

Easement, including the terms and provisions thereof:

For : Access of existing Road
Recorded : August 18, 1969
Book : 61
Page : 110
Affects : Exact location not disclosed

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SHORT PLAT 'A' & 'B'.

See recorded plat for details

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WINDSONG ESTATES NO. 2.

See recorded plat for details

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : June 27, 1995
Book : 150
Page : 750

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : August 18, 2000
Book : 201
Page : 824

AND Amended

Recorded : July 21, 2005
As : 2005158064

Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of the "Committee".