

After Recording Return to:
Louise Kimball Johnston
P.O. Box 261
Mosier OR 97040

REAL ESTATE EXCISE TAX

30262
AUG 29, 2013

PAID \$4,732.70
Suzey Johni Deputy
SKAMANIA COUNTY TREASURER

WARRANTY DEED

GRANTORS: JENNIFER M. BAYER and TIMOTHY D. COUNIHAN, wife and husband

GRANTEE: LOUISE KIMBALL JOHNSTON

BRIEF LEGAL DESCRIPTION: Lot 2 of the White Oak SP

ASSESSOR'S TAX PARCEL NO.: 03-10-2211-0700/00

JENNIFER M. BAYER and TIMOTHY D. COUNIHAN, wife and husband, Grantors, convey and warrant to LOUISE KIMBALL JOHNSTON, Grantee, the following described property in the County of Skamania and State of Washington:

Lot 2 of the White Oak Short Plat, recorded under Auditor's File No. 2011179603, records of Skamania County, Washington.

SUBJECT TO standard preprinted title policy exceptions and:

Skamania County Assessor
Date 8-29-13 Parcel 3-10-22-1-1-700
DW

1. Road Maintenance Agreement recorded November 17, 1996, Auditor's File No. 102203, Book 103, page 313 and modified by book 190, page 727, Skamania County, Washington, records;
2. Boundary line adjustment agreement recorded December 18, 1958, Book 184, page 716, Skamania County, Washington, records;
3. Boundary line adjustment agreement recorded December 18, 1958, Book 184, page 718, Skamania County, Washington, records;
4. Matters set forth in survey recorded June 25, 1999, Book 3, Page 357 of Surveys, Skamania County, Washington;
5. Agreement regarding a covered porch addition recorded April 9, 2004, Auditor's File No. 2004152544, Skamania County, Washington, records;

- 6. Agreement to short plat property and the terms and conditions thereof recorded December 5, 2011, Auditor's File No. 2011179584, Skamania County, Washington, records;
- 7. Dedications, restrictive covenants, easements, building set back lines, slope rights, and reservations, as disclosed on the face of said plat;
- 8. Easement for private road delineated on the face of the White Oak Short Plat located in the easterly portion thereof.

~~9. Rights of the residential tenant currently living on the property, which tenant has been given a 30-day notice to vacate.~~ JWB LDC JRS

Grantors further agree that no development or structures will be placed on that portion of Lot 1 of the White Oak Short Plat, recorded under Auditor's File No. 2011179603, records of Skamania County, Washington, described as the western leg of said Lot 1 being 84.38 feet in width at the far western end and including all of said Lot 1 easterly of that western line for approximately 1023.87 feet as shown on the crosshatched portion of Lot 1 on the map attached hereto as Exhibit A. This restriction shall benefit and be appurtenant to the property conveyed herein. The rights and obligations under this restriction shall run with the lands benefitted and burdened thereby and shall bind the parties and their successors in interest.

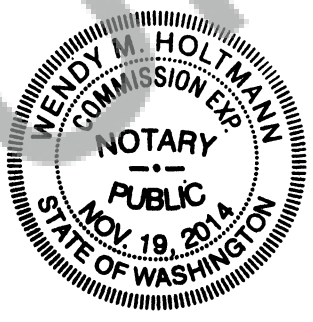
DATED: August 22, 2013.

JMB
Jennifer M. Bayer

TDC
Timothy D. Counihan

STATE OF WASHINGTON)
) ss.
COUNTY OF Klickitat)

Personally appeared the above named Jennifer M. Bayer and Timothy D. Counihan, wife and husband, on this 22 day of August, 2013, and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Wendy Holtmann
WENDY HOLTMAANN
Notary Public in and for the State of
Washington, residing at Underwood WA
My commission expires: 11.19.14

WHITE OAK SHORT PLAT

LOCATED IN NE 1/4 OF THE NW 1/4
SEC. 22, T. 3N., R. 10E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 03-10-22-1-1-0700-00

