

When recorded return to:
Jacob A. Cox and M'Linda E. Cox
90 280th Road #23
Cougar, WA 98616

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1111 Main St, Ste 200
Vancouver, WA 98660-2987

Escrow No.: 622-93102

STATUTORY WARRANTY DEED

CL8722
THE GRANTOR(S) Betty L. Banning, surviving spouse of Glen D. Banning, deceased, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jacob A. Cox and M'Linda E. Cox, 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 pg 2

Abbreviated Legal: (Required if full legal not inserted above.)

LOT 23, SUBDIVISION OF SWIFT CREEK ESTATES

Tax Parcel Number(s): 07063522012300

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 1, 2017

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32955
DEC 11 2017

Betty L. Banning
Betty L. Banning

PAID \$1,535.00
Audrey Ann Deputy
SKAMANIA COUNTY TREASURER

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Betty Banning is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/11/17

Katie Greer
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: January 9, 2021

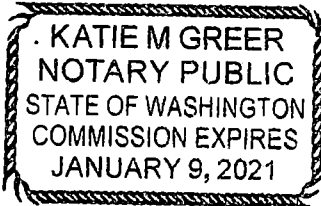


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07063522012300

LOT 23 OF SWIFT CREEK ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 72, RECORDS OF SKAMANIA COUNTY, WASHINGTON

Skamania County Assessor
Date 12-11-17 Parcel# 07-06-3522-0123-00
2m

Unofficial
Copy

EXHIBIT "B"

Exceptions

1. General taxes and assessments as they become due and payable.
2. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY SWIFT CREEK ESTATES HOMEOWNER'S ASSOCIATION.
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	PUBLIC ROAD
RECORDED:	February 03, 1934
AUDITOR'S FILE NO.:	BOOK X, PAGE 445
AREA AFFECTED:	SAID PREMISES
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	UTILITIES
RECORDED:	December 14, 1959
AUDITOR'S FILE NO.:	BOOK 46, PAGE 462
AREA AFFECTED:	SAID PREMISES
5. RESERVATIONS AND EASEMENTS AND TERMS AND CONDITIONS THEREIN CONTAINED, AND THE RESERVATION OF MINERAL RIGHTS TO BURLINGTON NORTHERN RAILROAD INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED SEPTEMBER 17, 1985 IN BOOK 85, PAGE 66, SKAMANIA COUNTY DEED RECORDS. MINERAL RIGHTS WERE ASSIGNED BY DOCUMENTS RECORDED IN BOOK 125, PAGE 335, BOOK 129, PAGE 38, BOOK 109, PAGE 929, BOOK 114, PAGE 714 AND BOOK 109, PAGE 937.
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	ROADS
RECORDED:	February 26, 1973
AUDITOR'S FILE NO.:	BOOK 64, PAGE 972
AREA AFFECTED:	SAID PREMISES
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	TELEPHONE AND TELEPHONE LINES
AUDITOR'S FILE NO.:	BOOK R, PAGE 138
AREA AFFECTED:	SAID PREMISES
8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;

RECORDED:	February 02, 1992
AUDITOR'S FILE NO.:	BOOK 133, PAGE 215 TO 230
9. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	UNITED TELEPHONE COMPANY OF THE NORTHWEST
PURPOSE:	TELECOMMUNICATION LINES
RECORDED:	May 07, 1998
AUDITOR'S FILE NO.:	BOOK 176, PAGE 696
AREA AFFECTED:	SAID PREMISES
11. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN CLEARED FOR THE LOAN POLICY WHICH WHEN ISSUED, WILL CONTAIN THE WLTA 100 ENDORSEMENT.