STATUTORY WARRANTY DEED

THE GRANTORS, DWIGHT H. DAMON AND KAREN K. DAMON, husband and wife, in Consideration of TEN DOLLARS ($10.00) and other valuable consideration, in hand paid, conveys and warrants to GERARD CONSTRUCTION, INC. a Washington corporation, GRANTEE, the following described real estate, situated in the County of Spokane, State of Washington:

Lot 2 in Block 1 of THE ESTATES OF SOUTHWOOD PINES, as per plat thereof recorded in Book 20 of Plats, page s 76 and 77;
Situate in the County of Spokane, State of Washington.

SUBJECT TO:

1. Restrictions, building set-back lines, notes recitals, dedications and easements as disclosed by the recorded plat of The Estates of Southwood Pines.
2. Declaration of Protective Covenants, Conditions and Restrictions imposed by instrument recorded on August 14, 1992 under Recording No. 9208140060.
3. Easement and the terms and conditions thereof with the Grantee being Inland Power and Light Co., with the purpose being an Electric Transmission Line, dated April 26, 1960, recorded May 10, 1960, recording No. 706678B.
4. Easement and the terms and conditions thereof with the Grantee being The Washington Water Power Company, with the purpose being an Electrical distribution line, dated June 11, 1962, recorded June 14, 1962, recording No. 866475B.
5. Restrictions, easements, recitals, and dedications as disclosed by the recorded plat of Hillcrest Acres 1st Addition.
6. Declaration of Protective Restrictions imposed by instrument recorded on April 22, 1990, under recording No. 703035B.


DWIGHT H. DAMON
KAREN K. DAMON

STATE OF WASHINGTON
County of Spokane ss.

On this day personally appeared before me DWIGHT H. DAMON AND KAREN K. DAMON to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of November, 1992.

[Signature]
Notary Public in and for the State of Washington, residing in

My Commission Expires: Sept. 1, 1996

[$3200018730]

[Stamp]