

9211170360

FILED OR RECORDED  
REQUEST OF \_\_\_\_\_  
TRANSAMERICA TITLE

WHEN RECORDED RETURN TO

TRUNKENBOLZ & CARLSON, P.S.  
East 12704 Nora Avenue  
Spokane, WA 99216  
C-2156

Nov 17 2 38 PM '92

WILLIAM E. DONAHUE  
AUDITOR  
SPOKANE COUNTY WASH.  
DEPUTY

7.00

5H-170154 STATUTORY WARRANTY DEED  
5H 465456

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. Dated November 5, 1992.

*Dwight H. Damon*  
DWIGHT H. DAMON

*Karen K. 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 16<sup>th</sup> day of November, 1992.



*Barbara A. Tiede*  
Notary Public in and for the State of Washington, residing in *Peaslee*  
My Commission Expires: *Sept 1, 1996*

Excise Tax Paid on 9200018730

Sale Amt. Pd. 459.00

D.E. "SKIP" CHILBERG

Spokane County Treas

*11/17/92*