

148191

BOOK 239 PAGE 915

When Recorded Return to:
Tracey Yerxa
232 Candy Lane
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO, WASH
BY SKAMANIA CO, TITLE

APR 2 3 45 PM '03

Odyssey
J. MICHAEL GARRISON

REAL ESTATE EXCISE TAX

2891

PR - 2 2003

PAID *9,200.00*

by deputy

SKAMANIA COUNTY TREASURER

SET 25508

Fidelity National Title Company of Washington, Inc.

STATUTORY WARRANTY DEED

ORDER NO: V26875 TM

THE GRANTOR RAMONA A. BENNETT, a single person

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

TRACEY YERXA, a single person

TY

the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land in the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Ramona Bennett Short Plat, recorded in Book 3 of Short Plats, Page 395, Skamania County Records.

Gary H. Martin, Skamania County Assessor

Date *3/2/03* Parcel # *2-5-31-2-900*

Abbreviated Legal Description:

Assessor's Tax Parcel No(s): *02-05-31-2-0-0900*

Dated: *March 28, 2003*

Ramona A. Bennett
Ramona A. Bennett

STATE OF WASHINGTON
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Ramona A. Bennett the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be hers free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: *3-28-03*

T. Morgan
Terri L. Morgan Notary Public in and for the State of Washington
Residing at Gresham, OR
My appointment expires: August 19, 2004

TERRI L. MORGAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2004

LPB No. 10

Fidelity National Title Company of Washington, Inc.

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V26875 TM

SUBJECT TO:

Exhibit B

Taxes and assessments as they are due and payable.

Easement for Utilities, including the terms and provisions thereof, recorded November 6, 1929 in Auditor File No. 16054.

Easement for Right of Way, in favor of Pacific Power and Light, including the terms and provisions thereof, recorded February 20, 1931 in Auditor File No. 17053.

Subject to any owner, which Bounds this property because of the New Boundary lines Adjustment Deed. The Legals goes to fence line and fence corner as described in Book 209, Page 584. We are only insuring the courses laid out and not the fence. Any claim due from the errors in the fence is not covered on this Guarantee.

Road Maintenance Agreement, including the terms and provisions thereof, recorded November 6, 2001 in Book 216, Page 571.

Easements as shown on the recorded Short Plat in Book 3 of Short Plats, Page 395.

Easement for Right of Way, in favor of Skamania Public Utility District, including the terms and provisions thereof, recorded December 30, 2002 in Book 234, Page 729.

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