

When recorded return to:

Robert Dennis Walker
21817 NE 104th St
Vancouver, WA 98682

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 622-51761

513-0109

STATUTORY WARRANTY DEED

THE GRANTOR(S) ABB Partners, LLC, an Arizona Limited Liability Company

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 Robert Dennis Walker and Sandra K. Walker, husband and wife

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

LOT 8, ANGEL HEIGHTS SUBDIVISION-PHASE I, RECORDED IN AUDITOR FILE NO. 2005158873, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

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

Tax Parcel Number(s): 03073633011100



Skamania County Auditor
Date 5-13-13 Parcel # 3-7-36-3-3-111

Subject to:

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

Dated: May 9, 2013

REAL ESTATE EXCISE TAX

30073

MAY 13, 2013

ABB Partners, LLC

PAID

\$ 1,037.75

BY:

John McIntyre, Member

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that JOHN MCINTYRE is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the MEMBER of ABB PARTNERS, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MAY 9, 2013

Joan Grimm
Notary Public in and for the State of WA
Residing at: Vancouver, Washington
My appointment expires: January 9, 2014

UNOFFICIAL COPY

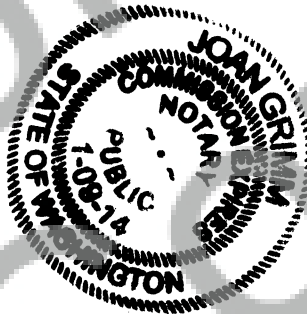


EXHIBIT "A"
Exceptions

1. Taxes and Assessments as they are due and payable.
2. Easement, including the terms and provisions thereof as disclosed by Deed:
For :Northwestern Electric Company Power Line
Recorded :October 1, 1920
Book :S
Page :94
Affects :Exact location not disclosed
AND disclosed instrument
Recorded :October 5, 1927
Book :V
Page :412
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded Plat of Angel Heights Subdivision-Phase I. See recorded plat for details.
4. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United State Codes:
Recorded :September 28, 2005
As :2005158875
5. Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Angel Heights Homeowners Association.
6. Geotechnical Report, including the terms and provisions thereof:
Recorded :September 28, 2005
As :2005158876

Unofficial Copy