

**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

BY:

John McIntyre, Member

PAID

\$1,037.75

SKAMANIA COUNTY TREASURER


**STATUTORY WARRANTY DEED**  
(continued)

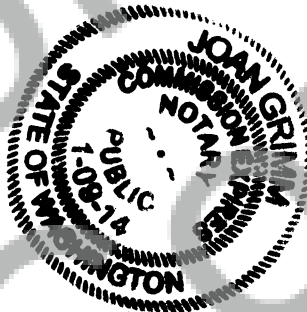
State of Washington

County of Clark

I certify that I know or have satisfactory evidence that JOHN MCINTYRE   0   is/are the person(s) who appeared before me, and said person acknowledged that   0   (he/she/they) signed this instrument, on oath stated that   0   (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

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



**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