

When recorded return to:  
Gino Abruzzini  
1301 Mathews Road  
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

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

Escrow No.: 622-53491

513-0189

REAL ESTATE EXCHANGE TAX

30171

JUL 16 2013

5664.47

by deputy

DEPUTY COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maureen I. Stauffer, who acquired title as Maureen McCrae and Larry R. Stauffer, wife and husband

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 Gino Abruzzini, a married man, as his separate estate

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

Lot A-4 WEST FORK ESTATES #1, recorded in Book 2 of Short Plats, page 163, Auditor's File No. 90587 on April 14, 1980, records of Skamania County, in the State of Washington.

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

Tax Parcel Number(s): 02-05-20-0-0-0210-00

Skamania County Assessor

Date 7-16-13 Parcel 2520-210

Subject to:

Refer to Exhibit "A" attached hereto and made a part hereof.

Dated: July 11, 2013

Maureen I. Stauffer  
Maureen I. Stauffer

Larry R. Stauffer  
Larry R. Stauffer


STATUTORY WARRANTY DEED  
(continued)

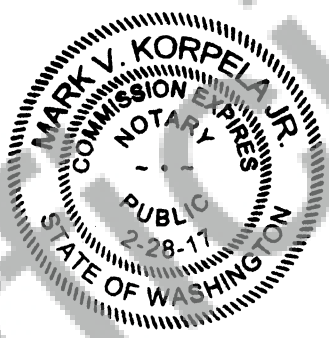
State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Maureen I. Stauffer and Larry R. Stauffer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 15, 2013

  
Mark V. Korpela Jr.  
Notary Public in and for the State of Washington  
Residing at: Woodlawn  
My appointment expires: 2-28-17



Unofficial Copy

EXHIBIT A

Taxes and assessments as they become due and payable.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of North Fork Washougal River.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of North Fork Washougal River.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of North Fork Washougal River.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Easement, including the terms and provisions thereof as reserved in Deed:

For	: Road Purposes
Recorded	: January 15, 1951
Book	: 33
Page	: 355
Affects	: See recorded document for location

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 States Codes:

Recorded	: April 14, 1980
Book	: 78
Page	: 106

Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of West Fork Estates Homeowners Association.

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WEST FORK ESTATES #1.