

**When recorded return to:**  
Timmy Sheppard and Mary Sheppard  
2001 Mabee Mines Road  
Washougal, WA 98671

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 622-60227

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard Howells and Katherine Howells, as tenants by the entirety  
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 Timmy J. Sheppard and Mary T. Sheppard, husband and wife

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

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

**LOT 1 WEST FORK ESTATES S/P BK 2 PG 163**

Tax Parcel Number(s): 02052000020200

Subject to:

1. Taxes and Assessments as they become due and payable.

Skamania County Assessor

Date 7-14-14 Parcel# 2-5-20-0-0-202

*Jm*


Dated: July 10, 2014

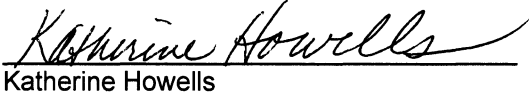
**REAL ESTATE EXCISE TAX**

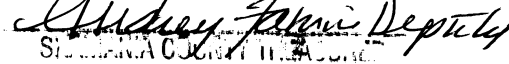
**30752**

**JUL 14, 2014**

PAID **\$ 4,442.00**

  
Richard Howells

  
Katherine Howells

  
Audrey Farni Deputy  
SKAMANIA COUNTY TREASURER

Subject to continued:

2. 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.
3. 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.
4. 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.
5. 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.
6. 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
7. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication 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
8. Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of West Fork Estates Homeowners Association.
9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WEST FORK ESTATES #1.

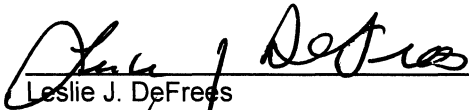
**STATUTORY WARRANTY DEED**  
(continued)

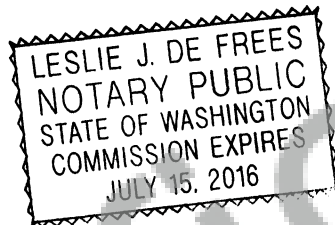
State of WA

County of Clark

I certify that I know or have satisfactory evidence that Richard Howells and Katherine Howells 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 <sup>11<sup>TH</sup></sup> 10, 2014

  
\_\_\_\_\_  
Leslie J. DeFrees  
Notary Public in and for the State of Washington  
Residing at: Battle Ground, WA  
My appointment expires: July 15, 2016



ORDER NO. S14-0172ED

EXHIBIT "A"

Lot 1 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.

Unofficial  
Copy