

When recorded return to:
Jennifer J. Fischer and Ericca Marie Rabalais
32 Walnut Lane
Skamania, WA 98610

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.
3250 SE 164th Ave., STE 201
Vancouver, WA 98683

Escrow No.: 612826085

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ira Kite, a married man as ^{his} ~~her~~ separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Jennifer J. Fischer and Ericca Marie Rabalais, a married couple
the following described real estate, situated in the County of Skamania, State of Washington:

Lot 1 of KITE SUBDIVISION, recorded in Book "B" of Plats, page 104, records of Skamania
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 02 06 34 1 4 0500 00

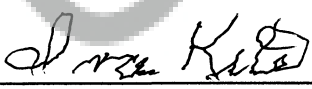
Skamania County Assessor
Date 7-24-14 Parcel # 2-6-34-1-4-500
xm

Subject to:

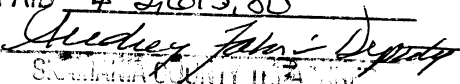
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 23, 2014

REAL ESTATE EXCISE TAX


Ira Kite

30764
JUL 24, 2014

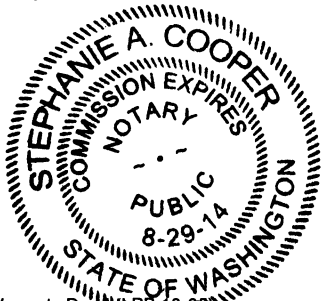
PAID \$ 3,615.80

AUDREY FAHN
SKAMANIA COUNTY TREASURER

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Ira Kite is the person who appeared before me,
and said person acknowledged that he signed this instrument and acknowledged it to be his free and
voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 23, 2014



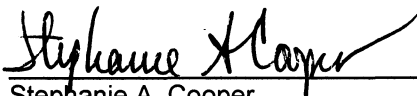

Stephanie A. Cooper
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: August 29, 2014

EXHIBIT "A"

Exceptions

1. General taxes for the second half of 2014, which becomes delinquent after October 31st if unpaid:

 Amount: \$1,303.34
 Tax Account No.: 02 06 34 1 4 0500 00

 Note: General taxes for the full year billed at \$2,606.69.

 Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

 Imposed by: Skamania Landing Homeowner's Association
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: Northwest Electric Company
 Purpose: Transmission of electric energy and distribution
 Recording Date: July 21, 1912
 Recording No.: Book 0 Page 24
 Affects: Blanket
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY, WASHINGTON
 Purpose: Transmission of electric energy and distribution
 Recording Date: April 3, 1963
 Recording No.: 61329 Book 51 Page 186
 Affects: Blanket
5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

 Recording No.: Book 53 Page 164
6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

 Recording No.: Book J Page 162
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: Skamania County
 Purpose: rights of way for public roads and county road no 1016, designated as the Skamania Landing Road
 Recording Date: March 23, 1971
 Recording No.: 73257 Book 62 Page 728
 Affects: Said premises
8. By Laws of the Woodard Marina Estates

EXHIBIT "A"

Exceptions (continued)

Recording No.: 98929, 117222, 142005, 2011178954 and 2012181451

9. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on :

Recording No: Book A Page 114, 115

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on :

Recording No: Book B Page 104