

When recorded return to:
Joshua Smith and Wendy M Smith
2852 Skye Road
Washougal, WA 98671

30878
AUG 21 2014
5052.47
Cg. deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick H. Deister, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Joshua Smith and Wendy M Smith, husband and wife
the following described real estate, situated in the County of Skamania, State of Washington:

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

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

Ptn S19, T2N, R5E, W. M.

Tax Parcel Number(s): 02051900040000 *MM*

Dated: 8/19/2014

Frederick H. Deister
Frederick H. Deister

State of WA

County of Clark

I certify that I know or have satisfactory evidence that Frederick H. Deister is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/20/14

Melissa A Miller
Name: _____
Notary Public in and for the State of WA
Residing at: Battle Ground
My appointment expires: 1/29/2015

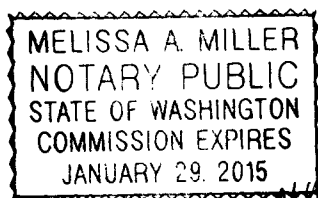


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051900040000

The West half of the West half of the following described tract:

Beginning at the Southwest corner of the Northeast quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, thence North 660 feet; thence East 1,320 feet; thence South 660 feet; thence West 1,320 feet to the point of beginning.

EXCEPT the South 30 feet of said tract reserved for public road purposes.

ALSO EXCEPT that portion conveyed to Skamania County by deed under Auditor's File No. 73557.

ALSO EXCEPT the North 30 feet as conveyed to Paul Hagensen et. ux. by instrument recorded October 1, 1996 in Book 159, Page 810.

ALSO EXCEPT that portion conveyed to James C. Kaiser et. al. by instrument recorded February 20, 1998 in Book 173, Page 565.

ALSO EXCEPT that portion conveyed to Paul Libby et. ux. By instrument recorded May 28, 1999 in Book 189, Page 810.

Skamania County Assessor
Date 8-21-14 Parcel# 2-5-19-0-0-400
Jm

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of person in possession thereof.
3. Easements or claims of easements, unpatented mining claims not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claim or title to water. Unpatented mining claims, and all rights relating thereto. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof. Indian Tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
4. Rights or claims of parties in possession or claiming possession, not shown by the public records.
5. Any encroachment, encumbrance, violations, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
6. Any lien or right to a lien, for serviced, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2ND Half unpaid taxes for the tax year 2014
 Original Amount : \$3,395.04
 Balance Owed : \$1,697.52
 Account No. : 02-05-19-0-0-0400-00
 Land Use/DOR : 11
8. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
9. Easement, including the terms and provisions thereof:
 Recorded : May 25, 1971
 Book : 62
 Page : 899
10. Easement, including the terms and provisions thereof:
 Recorded : May 25, 1971
 Book : 62
 Page : 901
11. Easement, including the terms and provisions thereof:
 Recorded : January 6, 1999
 Book : 185
 Page : 395