

**When recorded return to:**

Christopher E. Seaman  
11814 NE 9th Avenue  
Vancouver, WA 98661

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

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

Escrow No.: 622-61897

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan J. Smith, a single person, as her sole and separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration

*CES*  
in hand paid, conveys, and warrants to Christopher E. Seaman, an unmarried person

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.)

Portion of NE Q, Sec 34, T2N, R6E,

Tax Parcel Number(s): 02-06-34-1-0-1800-00 *✓*

Subject to:

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

Dated: October 23, 2014

*Susan J. Smith* *BY Ann Kathryn Lameka* *her attorney-in-fact*  
Susan J. Smith, BY Ann Kathryn Lameka, her attorney-in-fact

**REAL ESTATE EXCISE TAX**

*30923*

*OCT 28, 2014*

PAID \$ *3,447.50*

*Stacy Lanni Deputy*  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

ss.

COUNTY OF CLARK

On this 27<sup>th</sup> day of October, 2014, before me personally appeared  
Ann Kathryn Lameka

who executed the within instrument as Attorney in Fact for Susan J. Smith  
and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed as  
attorney in fact for Susan J. Smith for the uses and purposes therein mentioned,  
and on oath stated that the power of attorney authorizing the execution of this instrument has not  
been revoked and that the said Susan J. Smith is now living and is not incompetent.

Given under my hand and official seal the day and year last above written?

  
\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of Washington,

Residing at Woodland

My Commission Expires: 02-28-2017



Chicago Title Insurance Company - Acknowledgment - Attorney In Fact

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Susan J. Smith to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02-06-34-1-0-1800-00**

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**PARCEL I:**

All that portion of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, lying on the Westerly side of the road known as the Etner or Woodard Creek Road.


EXCEPT that portion conveyed to Skamania County, recorded August 9, 1978 in Book 75, Page 235, Auditors File No. 86995, Skamania County Deed Records.

**PARCEL II:**

A strip of land 30 feet in width situated within the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

The East 30 feet of the North 520 feet of said Southeast Quarter of the Northwest Quarter of said Section 34.

EXCEPTION therefrom any portion of Woodard Creek Road #10140 as shown on Sheet 2 of 2 Sheets in Skamania County Engineering files at Page #AB 0.03, lying within the here in above described parcel.

Skamania County Assessor  
Date 10-28-14 Parcel # 2-6-34-1-0-1800  


**EXHIBIT "B"**  
Exceptions

Taxes and Assessments as they become due and payable.

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

Statutory Mineral Reservation, in favor of the State of Washington, pursuant to Chapter 256, Laws of 1907, arising by reason of Deed from the State of Washington

Recorded : April 16, 1906  
Book : I  
Page : 606

Easement, including the terms and provisions thereof:

Recorded : September 24, 1930  
Book : W  
Page : 472

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 : July 26, 1995  
Book : 151  
Page : 343