


When recorded return to:
Zane H. Beiswanger, an unmarried man and
Andrea N. Foster, an unmarried woman
502 Carleton Road
Washougal, WA 98671

Filed for record at the request of:
 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave., STE 201
Vancouver, WA 98683

Escrow No.: 612830451

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leo L. Snyder and Donna S. Snyder, Trustees of the L.L. Snyder Family Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration


in hand paid, conveys, and warrants to Zane H. Beiswanger, an unmarried man and Andrea N. Foster,
an unmarried woman

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

Lot 1, Carleton Heights II, according to the plat thereof, recorded in Book 3 of plats, page 288,
records of Skamania County, Washington

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

Skamania County Assessor
Date 6-1-15 Parcel# 2-533-100

Tax Parcel Number(s): 020533000100000 

Subject to:

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

Dated: May 28, 2015

Leo L. Snyder and Donna S. Snyder, Trustees of the L.L. Snyder Family Trust

BY: Leo L. Snyder
Leo L. Snyder
Trustee

BY: Donna S. Snyder
Donna S. Snyder
Trustee

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**
31263
JUN -1 2015

PAID \$ 3,447.50
Audrey Marie Depue
SKAMANIA COUNTY TREASURER

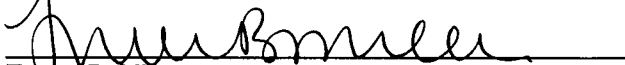
STATUTORY WARRANTY DEED
(continued)

State of Washington

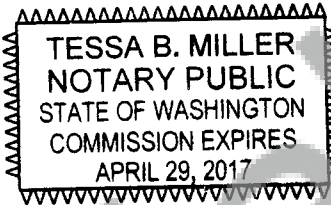
County of Clark

I certify that I know or have satisfactory evidence that Leo L. Snyder and Donna S. Snyder are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Leo L. Snyder and Donna S. Snyder, Trustees of the L.L. Snyder Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 28, 2015



Tessa B. Miller
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: April 29, 2017



Unofficial Copy

EXHIBIT "A"

Exceptions

1. 2. REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, not including interest and penalty after delinquency:
 Year Amount
 2015 \$2,164.30
 Tax Account No: 02 05 33 0 0 0100 00
 Real properly taxes are a lien January 1st, payable February 15th, first half delinquent May 1st and second half delinquent November 1st.
THE ASSESSED VALUE of the property herein described is as follows:
 \$ 88,000.00 Land
 \$ 77,000.00 Structure
 \$165,000.00 Total
 NOTE: Tax payments can be mailed to the following address:
 Skamania County Treasurer
 PO Box 790
 Stevenson, WA 98648
 Phone: 509-427-3761
2. 3. Any unpaid assessments or charges, and liability for further assessments or charges by the City of Washougal.
3. 4. Any unpaid assessments or charges, and liability for further assessments or charges by Carleton Heights Homeowner's Association.
4. 5. EASEMENT and the terms and conditions thereof:
 Grantee: Northwestern Electric Company
 Purpose: Electric transmission and distribution
 Area Affected: Said premises
 Recorded: September 4, 1940
 Auditor's File No: Book 28, page 140
5. 6. Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No: Book 157, page 750.
6. 7. There is a recorded "Manufactured Home Title Elimination Application" filed in Skamania County under Auditor's File No. 133730, Book 184, page 709. Said manufactured home is therefore classified as real estate and the value of same will be included for title insurance coverage within the policy to issue.
7. 8. Dedications, restrictive covenants, easements, building set back lines, slope rights, and reservations, as disclosed on the face of said plat.
8. 9. EASEMENT delineated on the face of the plat of said subdivision:
 Purpose: Ingress, egress and utilities
 Area Affected: Said premises