



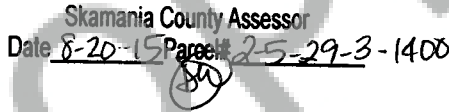
**When recorded return to:**  
Dennis R. Norton and Sherry A. Norton, husband  
and wife  
201 Jennifer Way  
Washougal, WA 98671

Filed for record at the request of:  
 **Fidelity National Title**  
COMPANY OF WASHINGTON, INC.  
41 Russel Ave  
Stevenson, WA 98648  
  
Escrow No.: 612831887

**STATUTORY WARRANTY DEED**


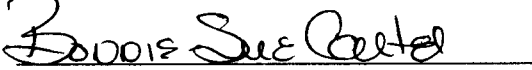
THE GRANTOR(S) Patrick S. Luft and Bonnie-Sue Carter, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Dennis R. Norton and Sherry A. Norton, husband and wife  
the following described real estate, situated in the County of Skamania, State of Washington:

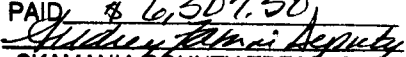
Lot 10 of the RIVERSIDE ESTATES, according to the recorded Plat thereof, recorded in Book "B"  
of Plats, Page 44, in the County of Skamania, State of Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 02052930140000    
Date 8-20-15 Parcel # 25-29-3-1400

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 17, 2015

  
Patrick S. Luft  
  
Bonnie-Sue Carter

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
31436  
AUG 20 2015  
  
PAID \$ 6,507.50  
  
SKAMANIA COUNTY TREASURER

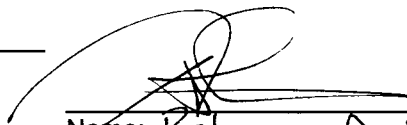
**STATUTORY WARRANTY DEED**  
(continued)

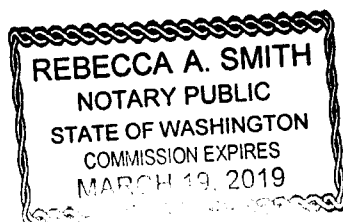
State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Patrick S. Luft and Bonnie-Sue Carter 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: 8/19/2015

  
Name: Rebecca A Smith  
Notary Public in and for the State of WA  
Residing at: Vancouver  
My appointment expires: 3.19.2019



**EXHIBIT "A"**  
Exceptions

- 1. Taxes and Assessments as they become due and payable.
- 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 the Washougal Rive.

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

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 the Washougal River.

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 the Washougal River.

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of RIVERSIDE ESTATES Book B, Page 44.  
See recorded plat for details

Declaration, Covenants, and Conditions and Restrictions and/or easements; but deleting any covenant, conditions or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such convent, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United states Codes:  
Recorded: March 27, 1980  
Book: 78  
Page: 48

Said Covenants, Conditions and Restrictions were amended/modified by instrument:  
Recorded: December 9, 1985  
Book: 85  
Page: 421

Possible Assessments of the Home Owners Association as shown above

Notice of Request Relinquishment of Water Service, including the terms and provisions thereof:  
Recorded: November 10, 2002  
Book: 232  
Page: 421



PLEASE TYPE OR PRINT

**REAL ESTATE EXCISE TAX AFFIDAVIT**  
 CHAPTER 82.45 RCW - CHAPTER 458-61A WAC
This form is your receipt  
when stamped by cashier.
**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**  
 (See back of last page for instructions)
☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

<b>SELLER GRANTOR</b>	<b>1</b>	Patrick S. Luft and Bonnie-Sue Carter, husband and wife	<b>BUYER GRANTEE</b>	<b>2</b>	Dennis R. Norton and Sherry A. Norton, husband and wife
		Mailing Address <u>201 Jennifer Way</u>			Mailing Address <u>201 Jennifer Way</u>
		City/State/Zip <u>Washougal, WA 98671</u>			City/State/Zip <u>Washougal, WA 98671</u>
		Phone No. (including area code) _____			Phone No. (including area code) _____

**3** Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone No. (including area code) \_\_\_\_\_

List all real and personal property tax parcel account numbers - check box if personal property

02052930140000 ☐ 285,000 \$0.00

2015 Taxes 1/4 Owning ☐

☐

☐

**4** Street address of property: 201 Jennifer Way, Washougal, WA 98671

The property is located in ☐ unincorporated \_\_\_\_\_ County OR within ☒ city of Washougal

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Lot 10 of the RIVERSIDE ESTATES, according to the recorded Plat thereof, recorded in Book "B" of Plats, Page 44, in the County of Skamania, State of Washington.

**5** Select Land Use Code(s): 11

Enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? ☐ YES ☒ NO

**6**

Is this property designated as forest land per chapter 84.33 RCW? ☐ YES ☒ NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? ☐ YES ☒ NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ YES ☒ NO

If any answers are yes, complete as instructed below.

**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☒ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to Chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

**(3) OWNER(S) SIGNATURE**

PRINT NAME

**7** List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty DeedDate of Document 08/17/2015

Gross Selling Price \$	425,000.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	425,000.00
Excise Tax: State \$	5,440.00
Local \$	1,062.50
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	6,502.50
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	6,507.50

 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
 \*SEE INSTRUCTIONS

**8** I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of	Signature of
Grantor or Grantor's Agent	Grantee or Grantee's Agent
Name (print) <u>Patrick S. Luft</u>	Name (print) <u>Dennis R. Norton</u>
Date & city of signing <u>Vancouver, WA. 8/ /2015</u>	Date & city of signing <u>Vancouver, WA. 8/ /2015</u>

**Perjury:** Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (6/26/14)

THIS SPACE - TREASURER'S USE ONLY

**SKAMANIA COUNTY**  
**REAL ESTATE EXCISE TAX**
31436  
AUG 20 2015
 PAID 8,4507.50  
Skamania County Treasurer  
 SKAMANIA COUNTY TREASURER

☐ County Treasurer  
☐ County Assessor  
☐ Dept. of Revenue  
☒ Taxpayer

Escrow No.: 612831887-RS