

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

31450
SEP - 2 2015

After Recording Return to:
Raymond D. & Ann M. Lueders
11271 Wind River Road
Carson, WA 98610

PAID \$ 1,229.00
Michael Chittenden, Treasurer
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

The undersigned Grantor, Jay T. Hafford and Theo D. Hafford, husband and wife, for and in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration, conveys and warrants to Raymond D. Lueders and Ann M. Lueders, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

The Northerly 60 feet of Lots 7 and 8 in Block 5, Riverview Addition to the Town of Stevenson, according to the official plat thereof on file and of record at Page 21 of Book A of Plats, Records of the Skamania County Auditor, Washington, Excepting that portion thereof (if any) lying Easterly of the Easterly wall of the concrete building situated on said parcel of land, it being intended that the said wall be the dividing line between the said property and the property adjoining the same on the Easterly side.

Skamania County Assessor's Tax Parcel No. 02-07-01-1-1-0200-00

Together with and subject to easements, restrictions and reservations of record.

Grantor warrants that they have allowed no encumbrances, liens or easements to be placed upon the property since the 30th day of July, 2015, but makes this conveyance without warranty as to the condition of structures (if any) on the property.

DATED THIS 2nd day of September, 2015.

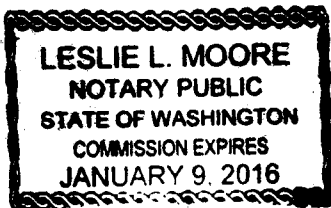
Skamania County Assessor
Date 9/2/15 Parcel# 2-7-1-1-1-200
G.S.

Jay T. Hafford
Jay T. Hafford, Grantor
Theo D. Hafford
Theo D. Hafford, Grantor

STATE OF WASHINGTON)
) §
COUNTY OF SKAMANIA)

I certify that I know of have satisfactory evidence that Jay T. Hafford 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 the instrument.

Dated this 2nd day of September, 2015.



Leslie L. Moore

Leslie L. Moore
Notary Public in and for the State of Washington.

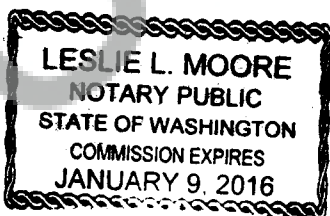
Residing at Carson

My commission expires: 1-9-2016

STATE OF WASHINGTON)
) §
COUNTY OF SKAMANIA)

I certify that I know of have satisfactory evidence that Theo D. Hafford is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 2nd day of September, 2015.



Leslie L. Moore

Leslie L. Moore
Notary Public in and for the State of Washington.

Residing at Carson

My commission expires: 1-9-2016

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any * items, please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, unless otherwise agreed, after mutual acceptance of a written contract to purchase between a buyer and a seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT:

160 NW SECOND STREET, STEVENSON, WA 98648

TAX PARCEL No. 02-07-01-1-1-0200-00

("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT

or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?

4. STRUCTURAL

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Has the roof leaked within the last five years?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Has any occupied subsurface flooded or leaked within the last five years?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Have there been any conversions, additions, or remodeling?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*D. Has there been any settling, slippage, or sliding of the property or its improvements?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*E. Are there any defects with the following: (If yes, please check applicable items and explain.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	<input type="checkbox"/> Foundations
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	<input type="checkbox"/> Slab Floors
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know	<input type="checkbox"/> Doors
			<input type="checkbox"/> Outbuildings
			<input type="checkbox"/> Ceilings
			<input type="checkbox"/> Exterior Walls
			<input type="checkbox"/> Sidewalks
			<input type="checkbox"/> Siding
			<input type="checkbox"/> Interior Walls
			<input type="checkbox"/> Windows
			<input type="checkbox"/> Other

5. SYSTEMS AND FIXTURES

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* Are there any defects in the following systems? If yes, please explain.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Electrical system
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(2) Plumbing system
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(3) Heating and cooling systems
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(4) Fire and security system

6. ENVIRONMENTAL

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Are there any shorelines, wetlands, floodplains, or critical areas on the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't know	*D. Are there any substances, materials, or products in or on the property that may be

☐ Yes

☐ No

☒ Don't know

☐ Yes

☒ No

☐ Don't know

☐ Yes

☒ No

☐ Don't know

environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?
*E. Is there any soil or groundwater contamination?
*F. Has the property been used as a legal or illegal dumping site?
*G. Has the property been used as an illegal drug manufacturing site?

7. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

☐ Yes

☒ No

☐ Don't know

*Are there any other existing material defects affecting the property that a prospective buyer should know about?

B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

DATE: 9/2/15

SELLER JAY T. HAFFORD
THEO D. HAFFORD

[Handwritten signatures of Jay T. Hafford and Theo D. Hafford]

NOTICE TO BUYER

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

II. BUYER'S ACKNOWLEDGMENT

A. Buyer hereby acknowledges that: Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.

B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.

C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.

D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.

E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

DATE:

9/2/15

BUYER

RAYMOND D. LUEDERS
ANN M. LUEDERS