

When recorded return to:

KYLE C. DICKERSON and KATIE L. DICKERSON SKAMANIA COUNTY  
812 NE HUGHES ROAD REAL ESTATE EXCISE TAX  
WASHOUGAL, WA 98671  
3/1687  
FEB 17 2016

PAID 1841.00  
by deputy  
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

CL2032 TB

THE GRANTOR, DAVID ERNEST GATES JR. and MICHELLE RENEE GATES, HUSBAND AND WIFE

for and in consideration of Ten Dollars and other valuable consideration  
in hand pays, conveys, and warrants to

KYLE C. DICKERSON and KATIE L. DICKERSON, HUSBAND AND WIFE

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: Lot 4, of MALONEY SHORT PLAT  
Tax Parcel Numbers(s): 02 05 31 2 0 1200 00,

Skamania County Assessor  
Date 2/12/16 Parcel# 2-5-51-2-1200  
C.S.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: 2/10/2016

  
DAVID ERNEST GATES JR.

  
MICHELLE RENEE GATES

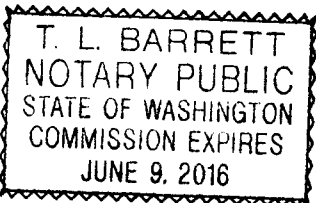
STATE OF WASHINGTON

COUNTY OF CLARK

} ss.

I certify that I know or have satisfactory evidence that DAVID ERNEST GATES JR. and MICHELLE RENEE GATES are the person who appeared before me, and said person 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: FEBRUARY 16<sup>th</sup>, 2016



  
Notary Public in and for the State of Washington  
Residing at VANCOUVER  
My appointment expires: 6/9/2016

EXHIBIT "A"

LOT 4 OF THE MALONEY SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 2006160363, RECORDS OF SKAMANIA COUNTY AUDITOR.

ALSO THAT PORTION OF LOT 3 OF THE MALONEY SHORT PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°43'50" EAST, ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 130.00 FEET; THENCE SOUTH 01°57'06" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 327.10 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89°30'26" WEST, ALONG SAID SOUTH LINE, 28.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE WASHOUGAL RIVER ROAD; THENCE NORTH 59°58'28" WEST, ALONG SAID SOUTH LINE AND SAID SOUTH LINE RIGHT OF WAY LINE, 85.52 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT OF WAY LINE, NORTH 30°01'32" EAST, 5.00 FEET; THENCE NORTH 65°54'47" WEST, 31.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE LEAVING SAID SOUTH LINE AND SAID SOUTH RIGHT OF WAY LINE, NORTH 02°05'39" EAST, ALONG SAID WEST LINE, 266.95 FEET TO THE POINT OF BEGINNING.

1. Db

X [Signature]

Skamania County Auditor  
Date 2/17/16 2-5-31-2-1200  
C. S.

Unofficial Copy