

Return Address: Rob Abercrombie
61 Sunday Dr
Bingen, WA 98605

<p>Document Title(s) or transactions contained herein: BLA Special Warranty Deed</p>	<p>SKAMANIA COUNTY REAL ESTATE EXCISE TAX 31740 MAR 29 2016 PAID <u>Alamp</u> <u>of Deputy</u></p>
<p>GRANTOR(S) (Last name, first name, middle initial) Abercrombie, Robert A. Gang, Lisa R.</p>	<p>SKAMANIA COUNTY TREASURER</p>
<p><input type="checkbox"/> Additional names on page _____ of document.</p>	
<p>GRANTEE(S) (Last name, first name, middle initial) Abercrombie, Robert A. Gang, Lisa R.</p>	
<p><input type="checkbox"/> Additional names on page _____ of document.</p>	
<p>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) Lot 3 of The Dougles and Dornco Habersetzer and Randy and Mary Hanson Short Plat BK 3 / PG 275</p>	
<p><input type="checkbox"/> Complete legal on page _____ of document.</p>	
<p>REFERENCE NUMBER(S) of Documents assigned or released: <input type="checkbox"/> Additional numbers on page _____ of document.</p>	
<p>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 04-09-26-0-0-030300 04-09-26-0-0-030800 Skamania County Assessor <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers on page _____ of document. Date <u>3-29-16</u> Parcel# <u>4-9-26-0-0-303</u> <u>Jan 7 308</u></p>	
<p>The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.</p>	

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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Robert Abercrombie & Lisa Gang
61 Sunday Dr.

Bingen, WA 98605
Grantor's Name and Address*

Robert Abercrombie & Lisa Gang
61 Sunday Dr.

Bingen, WA 98605
Grantee's Name and Address*

After recording, return to (Name and Address):
Robert Abercrombie & Lisa Gang
61 Sunday Dr.

Bingen, WA 98605

Until requested otherwise, send all tax statements to (Name and Address):

Robert Abercrombie & Lisa Gang
61 Sunday Dr.

Bingen, WA 98605

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

BLA

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Robert Abercrombie & Lisa Gang

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Robert Abercrombie & Lisa Gang

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Skamania County, State of Oregon, described as follows (legal description of property):

The South 24.13 Feet of Lot 3 to Lot 4 in The Douglas and Dorcia Habersetzer and Randy and Mary Hanson Short Plat, The BK3/PG275
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ . However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 29, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Robert Abercrombie
Lisa Gang

STATE OF OREGON, County of Skamania) ss.

This instrument was acknowledged before me on March 29, 2016 by Robert Abercrombie

This instrument was acknowledged before me on March 29, 2016 by Lisa Gang

Owners
of described property

JAYNE I. BORDEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 15, 2019

Jayne Borden
Notary Public for Oregon Washington
My commission expires 02/15/2019

Purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.