

**When recorded return to:**  
Michael Almsted and Debra Almsted, husband and wife as joint tenants  
PO BOX 1062  
Washougal, WA 98671

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON  
1499 SE Tech Center Place, Suite 100  
Vancouver, WA 98683

Escrow No.: 622-74903

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**  
31943  
JUL - 5 2016

PAID \$5,122.85  
*Rickie Gilliland, Treasurer*  
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marsha A. Ervin, a single person  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Michael Almsted and Debra Almsted, husband and wife as joint tenants

Accepted and Approved:

*PCA* *Marsha A. Ervin*

the following described real estate, situated in the County of Skamania, State of Washington:  
Lot 14 of Riverside Estates according to the official plat thereof on file and of record at pages 44 and 45 of Book B of Plats records of Skamania County, Washington.

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

Tax Parcel Number(s): 02052930040000, Skamania County Assessor  
Date 7-5-16 Parcel# 2-5-29-3-0-400  
*LM*

Subject to:

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

Dated: June 24, 2016

*Marsha A. Ervin*  
Marsha A. Ervin

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of SKAMANIA

I certify that I know or have satisfactory evidence that Marsha A. Ervin 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 this instrument.

Dated: 7/5/14

Mark V. Korpela, Jr.  
Notary Public in and for the State of Washington  
Residing at: Woodland, WA  
My appointment expires: February 28, 2017



Unofficial Copy

**EXHIBIT "A"**  
Exceptions

Taxes and Assessments as they become due and payable.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, 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

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : March 21, 1994  
Book : 142  
Page : 15

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Homeowners Association.

Easement, as shown on the RIVERSIDE ESTATES SHORT PLAT, including the terms and provisions thereof:

Recorded : July 8, 1978  
Book : B  
Page : 45