

**When recorded return to:**  
Byron A. Schimpp and Patricia A. Schimpp  
16241 Washougal River Road  
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

622-75278LD

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32104  
SEP 22 2016

PAID

7119.50

cg deputy

SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard A. Sauter and Mary E. Sauter, husband and wife  
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 Byron A. Schimpp and Patricia A. Schimpp, husband and wife

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

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

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

Lot 15, Whispering Hills River Estates Bk A, PG 130

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): 02051510020200



2016-09-22  
Date  
County Assessor  
Skamania County

Dated: September 6, 2016

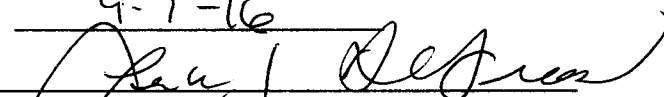
Richard A. Sauter

Mary E. Sauter

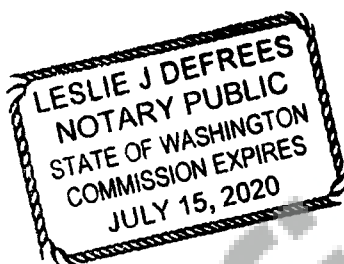
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that Richard A. Sauter and Mary E. Sauter 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: 9-7-16  


Leslie J. DeFrees  
Notary Public in and for the State of Washington  
Residing at: Ridgefield, WA  
My appointment expires: July 15, 2020



**ORDER NO. S16-0129KM**

**EXHIBIT "A"**

Lot 15 WHISPERING HILLS RIVER ESTATES, according to the plat thereof, recorded in Book "A" of plats, page 130 in the County of Skamania, State of Washington.

Unofficial  
Copy

EXHIBIT "B"

1. 2<sup>ND</sup> Half unpaid taxes for the tax year 2016  
 Original Amount : \$4,248.84  
 Balance Owed : \$2,124.42  
 Account No. : 02-05-15-1-0-0202-00  
 Land Use/DOR : 11
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. 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 Washougal River.
4. 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.
5. 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 Washougal River.
6. 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 Washougal River.
7. 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 : September 6, 1944  
 Book : 30  
 Page : 183
8. Easement, including the terms and provisions thereof:  
 Recorded : June 10, 1959  
 Book : 46  
 Page : 145
9. 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 : April 24, 1989  
 Book : 113  
 Page : 652
10. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WHISPERING HILLS RIVER ESTATES SUBDIVISION, recorded Book A, Page 130.