

When recorded return to:
Lance S. Dennis and Nicole R. Dennis
and Christine M. Dennis
22 South Fork Road
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.
3250 SE 164th Ave., STE 201
Vancouver, WA 98683

Escrow No.: 612839589

STATUTORY WARRANTY DEED

CL5430
THE GRANTOR(S) Stephen P. Kauffman, Jr. and Andrea R. Kauffman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Lance S. Dennis and Nicole R. Dennis, husband and wife and
Christine M. Dennis, an unmarried woman ND UD CD

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.)

S 8, T 01N, R 08 E, WM

Tax Parcel Number(s): 01050800010000

01050800010006

Subject to:

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

Dated: October 19, 2016

Stephen P. Kauffman, Jr.

Andrea R. Kauffman

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32217
NOV - 8 2016

PAID \$7,349.00

SKAMANIA COUNTY TREASURER

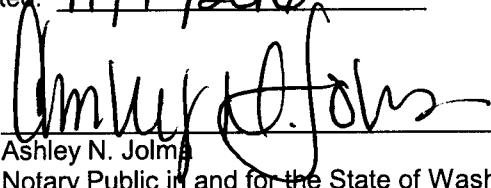
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of CLARK

I certify that I know or have satisfactory evidence that Stephen P. Kauffman, Jr. and Andrea R. Kauffman 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: 11/7/2016



Ashley N. Jolma
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: December 9, 2017



Unofficial Copy

EXHIBIT "A"
Legal Description

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, AT A POINT LYING SOUTH 01°39'50" WEST, 676.63 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE CONTINUING ALONG SAID LINE, SOUTH 01°39'50" WEST, 593.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE CONTINUING ALONG SAID LINE, SOUTH 01°39'50" WEST, 175.00 FEET; THENCE NORTH 82°26'37" WEST, 1322.38 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°57'19" WEST, 317.56 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF THE COLLINS SHORT PLAT AS SHOWN ON THE MAP THEREOF, RECORDED IN BOOK 3, PAGE 171 OF SHORT PLATS; THENCE ALONG THE EAST LINE THEREOF NORTH 01°30'57" EAST, 593.97 FEET; THENCE NORTH 89°59'11" EAST, 1635.5 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor
Date 11-8-16 Parcel# 1-5-8-100
DM 1-5-8-100-06

Exhibit "B"

1. Taxes and assessments as they are due and payable.
2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
AUDITOR'S FILE NO.: BOOK N, PAGE 583
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
AUDITOR'S FILE NO.: BOOK W, PAGE 391
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED STATES OF AMERICA
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
AUDITOR'S FILE NO.: BOOK 28, PAGE 572
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ACCESS EASEMENT
RECORDED: February 03, 1994
AUDITOR'S FILE NO.: BOOK 141, PAGE 264
AREA AFFECTED: SAID PREMISES
6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD MAINTENANCE AGREEMENT
RECORDED: October 14, 1997
AUDITOR'S FILE NO.: BOOK 169, PAGE 918
7. MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 3, PAGE 285.
8. MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 3, PAGE 171.
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ACCESS EASEMENT
RECORDED: May 21, 1998
AUDITOR'S FILE NO.: BOOK 177, PAGE 382
AREA AFFECTED: SAID PREMISES
10. MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. 2005159381.
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SKAMANIA COUNTY PUD
PURPOSE: RIGHT-OF-WAY EASEMENT
RECORDED: November 23, 2015
AUDITOR'S FILE NO.: 2015002462
AREA AFFECTED: SAID PREMISES
12. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN CLEARED FOR THE LOAN POLICY WHICH WHEN ISSUED, WILL CONTAIN THE WLTA 100 ENDORSEMENT.

THE LOAN POLICY OFFERS ADDITIONAL COVERAGE WHICH WILL NOT BE PROVIDED IN THE HOMEOWNER'S POLICY TO BE ISSUED.
13. TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION, ENTERED IN TO PURSUANT TO RCW 84.34 (INCLUDING POTENTIAL LIABILITY FOR FUTURE APPLICABLE TAXES, ANY SPECIAL BENEFIT ASSESSMENTS LEVIED BY LOCAL GOVERNMENTS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION);
RECORDING NO.: BOOK E, PAGE 66
CLASSIFICATION: FOREST LAND