


When recorded return to:
Phil Oaks and Heidi Oaks, husband and wife
72 Waters Road
Cook, WA 98605

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

500 E. Broadway, #425
Vancouver, WA 98660

Escrow No.: 612840655

32257
NOV 23 2016

PAID

29,885.50
CJ deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Buster D. Thomas, as Personal Representative for the Estate of Kelly Jay Thomas, deceased, pursuant to Skamania County Superior Court Case NO-16-4-00018 for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Phil Oaks and Heidi Oaks, 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.)

PTN. SEC 11, T3N, R9E W.M.

Tax Parcel Number(s): ~~43243860~~ 03091130120000

Subject to:

1. Taxes and assessments as they are due.

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

Dated: November 18, 2016

The Kelly Jay Thomas Estate, by:


Buster Thomas - Personal Representative

STATUTORY WARRANTY DEED
(continued)

ORDER NO. S16-0551KM

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of person in possession thereof.
3. Easements or claims of easements, unpatented mining claims not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claim or title to water. Unpatented mining claims, and all rights relating thereto. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof. Indian Tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
4. Rights or claims of parties in possession or claiming possession, not shown by the public records.
5. Any encroachment, encumbrance, violations, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
6. Any lien or right to a lien, for serviced, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS:

7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. Statutory liens for labor or materials, including liens for contributions due to the State of Washington for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage whereon notice of such liens appear of record.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **16243869**

ORDER NO. S16-0551KM

EXHIBIT "A"

That portion of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the said Section 11; thence West 20 rods; thence South 9 rods; thence West 42.5 feet, thence South 100 feet; thence East 26 feet, thence South 411.5 feet, more or less, to the South line of the said Section 11; thence East 21 rods; thence North 40 rods, more or less, to the point of beginning.

Skamania County Assessor

Date 11/23/16 Parcel# 63691130120000

G.S.

~~AFFIDAVIT AND INDEMNITY BY OWNER~~
~~Extended Coverage Policies~~
(continued)

~~INDEMNITY~~

The Affiant hereby agrees (1) to indemnify, protect, defend and save harmless the Company from ~~and against any and all loss, costs, damages, and attorney's fees it may suffer, expend or incur under or by reason, or in consequence of or growing out of any such matters not identified in the answers to the questions in the above affidavit, and (2) to defend at the Affiant's own costs and charges in behalf of and for the protection of the Company and of any parties insured or who may be insured against loss by it under said Policy or Policies (but without prejudice to the right of the Company to defend at the expense of the Affiant if it so elects) any every suit, action or proceeding in which any such matters may be asserted or attempted to be asserted, established or enforced with respect to said Land.~~

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Kelly Jay Thomas Estate, by:


Buster Thomas - Personal Representative


11-21-16
Date

State of Washington

County of San Mateo

Signed and sworn to (or affirmed) before me on November 18, 2016 by Buster Thomas.




Kim Marie Jones - Chia Hsin Chen
Notary Public in and for the State of Washington, California
Residing at: Vancouver, WA to San Mateo, California
My appointment expires: April 9, 2017 to
7/20/2018

THIS NOTARIAL JURAT IS TO BE AFFIXED TO THE STATUTORY WARRANTY DEED
DATED NOVEMBER 18, 2016 EXECUTED BY BUSTER THOMAS AS PERSONAL
REPRESENTATIVE FOR THE KELLY JAY THOMAS ESTATE