

When recorded return to:
Daniel Hammond
3962 Edgewater Drive NE
Albany, OR 97322

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 622-86583

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

32501
MAR 30 2017

PAID

1535.00
by deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sylvia T. Dodgson, Trustee of The Arthur D. Dodgson and Erna A. Dodgson Trust,
executed April 8, 1992, and any amendments thereto

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 Daniel Hammond, a single man

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF *PG 3*

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

LOT 9 & 10 HIDEAWAY ON THE WASHOUGAL A/151

Tax Parcel Number(s): 02051422011000

Skamania County Assessor

Date *3-30-17* Parcel# *02-05-14-2-2-0110-00*

Im

Dated: March 16, 2017

STATUTORY WARRANTY DEED
(continued)

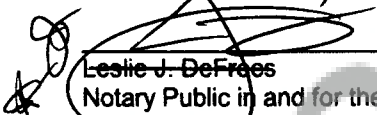
The Arthur D. Dodgson and Erna A. Dodgson Trust, executed April 8, 1992, and any amendments thereto

BY: 
Sylvia T. Dodgson
Trustee


State of ~~WASHINGTON~~ *Province of British Columbia*
County of ~~SKAMANIA~~ *City of Chilliwack*

I certify that I know or have satisfactory evidence that Sylvia T. Dodgson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The Arthur D. Dodgson and Erna A. Dodgson Trust, executed April 8, 1992, and any amendments thereto to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 22, 2016


Leslie J. DeFrees
Notary Public in and for the ~~State of Washington~~ *Province of British Columbia*
Residing at: ~~Bridgefield, WA~~
My appointment expires: ~~July 15, 2020~~ *N/A - Permanent*

JACQUELINE TAIT

Notary Public

**#102 - 8645 Young Road
Chilliwack, BC V2P 4P3
604-792-2848**

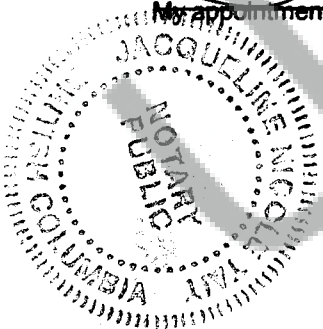


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051422011000

Lots 9 and 10 of HIDEAWAY ON THE WASHOUGAL, according to the official Plat thereof, recorded in Book A of Plats, Page 151, in the County of Skamania, State of Washington.

Skamania County Assessor
Date 3-30-17 Parcel# 02-05-14-2-2-0110-00
Jm

EXHIBIT B

Subject to:

1. **Taxes and Assessments as they become due and payable.**
8. 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 the Washougal River.
9. 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.
10. 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 the Washougal River.
11. 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 the Washougal River.
12. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of **HIDEAWAY ON THE WASHOUGAL** Book A, Page 151.
See recorded plat for details
13. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating 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 5, 1996
Book : 159
Page : 377

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of the Duggan Falls Water System Association.