

WHEN RECORDED MAIL TO:

JILL H. SASSER
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

GIFT WARRANTY DEED
(TRANSFER WITHOUT CONSIDERATION)

THE GRANTOR, BRIAN R. OSTENSON, an unmarried man, conveys and warrants to GRANTEE, KAREN A. PETTYJOHN, an unmarried woman, all of his interest in the following described real estate situated in Skamania County, State of Washington:

A portion of Lots 7, 8, 9 and 10, Block 4 UPPER CASCADES ADDITION, recorded in Book A of Plats, Page 69 in the County of Skamania, State of Washington, described as follows:

Lot 2 MCKENZIE SHORT PLAT, according to the plat thereof recorded as Auditors File No. 2015000253, Skamania County Records.

TOGETHER WITH the North 25 feet of the former right of way of Avary Street as vacated by document recorded in Book 121, Page 929, Skamania County Deed Records.

SUBJECT TO SPECIAL EXCEPTIONS 8, 9, 10, 11 OF THE PRELIMINARY TITLE REPORT DATED AUGUST 13, 2015 FILE NUMBER S15-0335KM

Assessor's Parcel No.: 03-07-36-2-4-1601-00

Skamania County Assessor
Date 4-3-17 Parcel# 3-7-36-2-4-1601

The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

DATED this 3rd day of April, 2017.

Brian R. Ostenson
BRIAN R. OSTENSON, Grantor

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32512
APR 03 2017

STATE OF Washington)
County of Skamania) ss.

PAID exempt
Nickie Chelland, Treas
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that BRIAN R. OSTENSON 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 the instrument.

DATED: 4/3/17

X
Notary Public in and for the State of Washington.
Residing at Stevenson, Skamania County
My appointment expires: 4/19/20

