

**When recorded return to:**  
Carl Jacobs, a single man  
72 Lakeshore Drive  
Stevenson, WA 98648

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave., STE 201  
Vancouver, WA 98683

Escrow No.: 612842513

**STATUTORY WARRANTY DEED**

CL 7087

THE GRANTOR(S) Joseph Bainbridge and Desirae Bainbridge, 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 Carl Jacobs, 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

Abbreviated Legal: (Required if full legal not inserted above.) Full legal on page 2

Block 3, Lot 28, Subdivision of Woodard Marina Estates

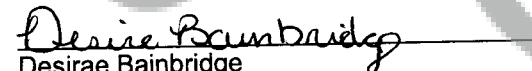
Tax Parcel Number(s): 02 06 34 1 4 2000 00 

Subject to:

1. See Attached Exhibit "B"

Dated: April 24, 2017

  
Joseph Bainbridge

  
Desirae Bainbridge

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**

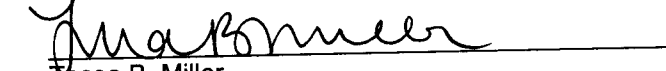
32547  
APR 27 2017

PAID 84,365.50  
  
SKAMANIA COUNTY TREASURER

State of WASHINGTON  
County of Clark

I certify that I know or have satisfactory evidence that Joseph Bainbridge and Desirae Bainbridge 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: April 26, 2017

  
Tessa B. Miller  
Notary Public in and for the State of Washington  
Residing at: Battle Ground, WA  
My appointment expires: April 29, 2017



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02 06 34 1 4 2000 00**

Lot 28, Block 3 of Woodward Marina Estates, According to the plat thereof, Recorded in Book "A" of Plats, Page 114, Records of Skamania County, WA

Skamania County Assessor  
Date 4-27-17 Parcel# 2-6-34-1-4-2000  
*[Signature]*

Unofficial  
Copy

## Exhibit "B"

1. REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:
 

YEAR	AMOUNT	PAID	OWING
2017	\$2,337.92	\$0.00	\$2,337.92

 TAX ACCOUNT NO: 02 06 34 1 4 2000 00  
  
 REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.  
  
 NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:  
 SKAMANIA COUNTY TREASURER  
 PO BOX 790  
 STEVENSON, WA 98648  
 509-427-3761
  2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 

GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A CORPORATION  
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION  
 RECORDED: July 21, 1912  
 AUDITOR'S FILE NO.: BOOK 0, PAGE 24  
 AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
  3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, INCLUDING JOINT USERS  
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION  
 AREA AFFECTED: SAID PREMISES  
 RECORDED: April 02, 1963  
 AUDITOR'S FILE NO.: BOOK 51, PAGE 186
  4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 

GRANTEE: SKAMANIA COUNTY, WASHINGTON  
 PURPOSE: RIGHT OF WAY FOR PUBLIC ROADS, COUNTY ROAD NO. 1016 DESIGNATED AS THE SKAMANIA LANDING ROAD  
 RECORDED: March 23, 1971  
 AUDITOR'S FILE NO.: BOOK 62, PAGE 728  
 AREA AFFECTED: SAID PREMISES
  5. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
 

RECORDED: August 17, 1964  
 AUDITOR'S FILE NO.: BOOK Y, PAGE 184
  6. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
 

AUDITOR'S FILE NO.: BOOK J, PAGE 162

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY INSTRUMENT:  
 RECORDED: August 20, 2015  
 AUDITOR'S FILE NO.: 2015001750
  7. IMPOSITION OF COVENANTS AND RESTRICTIONS AFFECTING ALL LOTS IN WOODARD MARINA ESTATES CONTAINED IN INSTRUMENT;
 

RECORDED: August 17, 1964  
 AUDITOR'S FILE NO.: BOOK 53, PAGE 164
  8. COMMUNITY DEVELOPMENT DEPARTMENT ADMINISTRATIVE DECISION AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2010175172.
  9. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
  10. 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.