

WHEN RECORDED RETURN TO:

ADAM DOWD and BEVERLY A STANFORD
361 Nagel Road
Washougal, WA 98671

Escrow Number: 71318
Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC

STATUTORY WARRANTY DEED

CL7d08 *

THE GRANTOR(S), Estate of Monica Kadja for and in consideration of Ten Dollars and other valuable consideration in hand paid conveys, and warrants to ADAM DOWD a single man as his separate estate and BEVERLY A STANFORD a single woman as her separate estate the following described real estate, situated in the County of Skamania, State of Washington:

*Dora D. Johnson, Personal representative of the
LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. page 3

Subject to:
Covenants, conditions, restrictions and easements of record.

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

Lot 2, SP2/201

Tax Parcel Number(s): 02051920050300

Dated: May 4, 2017

ESTATE OF MONICA KADJA, deceased

Dora D. Johnson

Dora D. Johnson
Personal Representative

State of *Ca*

County of *El Dorado*

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32567
MAY - 9 2017

PAID

4411.40

SKAMANIA COUNTY TREASURER
ss.

I certify that I know or have satisfactory evidence that Dora D. Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Personal Representative of Estate of Monica Kadja to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

see Attached

Notary name printed or typed:
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of El Dorado)
On May 4, 2017 before me, Jenny Fulton, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Dora D Johnson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Capacity (See, Claimed by Signer(s)) _____ Signer's Name: _____

Corporate Officer — Title(s): Corporate Officer — Title(s):

Partner — Limited General

Individual Attorney in Fact ~~Individual~~ Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

Commitment No. : CL7068

EXHIBIT "A"

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SAID SECTION 19;
THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 19, 1,670 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 395 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, 330 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE REAL ESTATE CONVEYED TO DAVID D. YULE, ET. UX., BY DEED RECORDED UNDER AUDITOR'S FILE NO. 76922;
THENCE SOUTH PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 395 FEET;
THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;**

TOGETHER WITH THAT PROPERTY GRANTED BY QUIT CLAIM DEED RECORDED APRIL 2, 2002 UNDER BOOK 222, PAGE 649, SKAMANIA COUNTY, WASHINGTON.

ALSO TOGETHER WITH THOSE PIECES ACQUIRED BY QUIET TITLE ACTION IN THE SUPERIOR COURT OF WASHINGTON, SKAMANIA COUNTY CASE NO. 01-2-00143-6.

Skamania County Assessor
Date 5-9-17 Parcel# 2-5-19-2-503
[Signature]