

When recorded return to:
Kevin W. Martin and Julie C. Martin
322 Robson Road
Washougal, WA 98671

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683
Escrow No.: 622-86458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Teresa Coleman, an unmarried woman
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 Kevin W. Martin and Julie C. Martin, 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.)

LOT 2 KINCAID SP BK 3/P4 283

Tax Parcel Number(s): 02053000131200

Skamania County Assessor
Date 6-8-17 Parcel# 2-5-30-1312

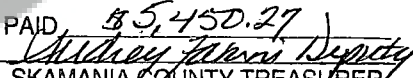
Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 6, 2017



Teresa Coleman

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
326.22
JUN - 8 2017

PAID \$5,450.27

SKAMANIA COUNTY TREASURER

State of WASHINGTON
County of SKAMANIA *Claw*

I certify that I know or have satisfactory evidence that Teresa Coleman is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: June 6, 2017


Kari Wild
Notary Public in and for the State of Washington
Residing at: Camas, WA
My appointment expires: June 1, 2019

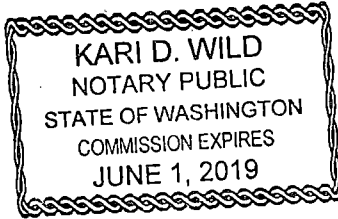


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053000131200

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the Patricia Kincaid Short Plat, recorded in Book 3 of Short Plats, Page 283, Skamania County Records.

EXHIBIT "B"

Exceptions

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of PATRICIA KINCAID SHORT PLAT BK 3/PG 283.
See recorded plat for details

10. Easement, including the terms and provisions thereof:

For	: Ingress, Egress and Utilities
Recorded	: August 23, 1972
Book	: 64
Page	: 372
AND	
Recorded	: April 3, 1978
Book	: 74
Page	: 514

11. Easement, including the terms and provisions thereof:

Recorded	: September 28, 1978
Book	: 75
Page	: 431

12. Easement, including the terms and provisions thereof:

For	: Ingress, Egress and Utilities
Recorded	: March 5, 1981
Book	: 79
Page	: 431

13. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication 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	: April 3, 1996
Book	: 156
Page	: 362
AND	
Recorded	: September 17, 1998
Book	: 181
Page	: 417