

When recorded return to:

Thomas H. Gagelmann and Teresa Kennedy
465 Regimental Rd
King Of Prussia, PA 19406

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

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

Escrow No.: 622-89621

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas R. Leland and Martha S. Leland, husband and wife

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 Thomas H. Gagelmann and Teresa Kennedy, 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: LOT 3 RUSHING WATER ESTATES S/P

6.5

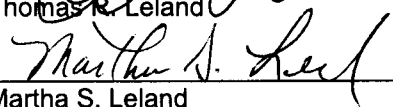
Tax Parcel Number(s): 02053230110700

Subject to:

1. Taxes and Assessments as they become due and payable.
2. SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

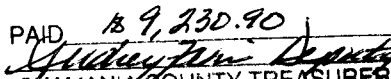
Dated: June 22, 2017


Thomas R. Leland


Martha S. Leland

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32657
JUL 06 2017

PAID \$9,230.90

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of ~~SKAMANIA~~ CLARK
ed

I certify that I know or have satisfactory evidence that Thomas R. Leland and Martha S. Leland 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.

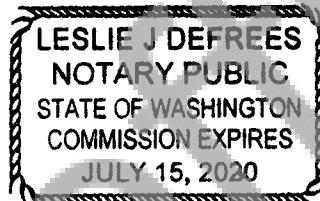
Dated: 7-3-17

Leslie J. DeFrees
Leslie J. DeFrees

Notary Public in and for the State of Washington

Residing at: Ridgefield, WA

My appointment expires: July 15, 2020



ORDER NO. S17-0237KM

EXHIBIT "A"

A tract of land in the South Half of the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the Rushing Water Estates Short Plat, recorded in Auditor File No. 2005157512, Skamania County Records.

Skamania County Assessor
Date 7/6/17 Parcel# 62053230110700
6.6-

Unofficial Copy

EXHIBIT "B"

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Conditions & Restrictions, including the terms and provisions thereof, in Deed:

Recorded : May 22, 1990
Book : 119
Page : 6

Ordinance, including the terms and provisions thereof:

Recorded : December 10, 1999
Book : 195
Page : 502

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of RUSHING WATER ESTATES Short Plat AFN 2005157512.
See recorded plat for details

Road Maintenance Agreement, including the terms and provisions thereof:

Recorded : June 3, 2005
As : 2005157513

Said Road Maintenance Agreement was amended/modified by instrument:

Recorded : November 17, 2005
As : 2005159523

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 : June 3, 2005
As : 2005157514

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : October 19, 2005
As : 2005159150

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : March 14, 2006
As : 2006160828

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Rushing Water Estates Homeowners Association.

Easement, including the terms and provisions thereof:

Recorded : June 3, 2005
As : 2005157515

Easement, including the terms and provisions thereof:

Granted to : Public Utility District #1 of Skamania County
Recorded : November 16, 2015
As : 2015002333

Deed of Trust, including the terms and provisions thereof to secure the amount noted below and other