

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

**WHEN RECORDED RETURN TO:**

Kate Kilberg, Catalyst Law, LLC  
4380 SW Macadam Ave, Suite 190  
Portland, OR 97239

32658  
JUL 10 2017

PAID

*[Signature]*  
SKAMANIA COUNTY TREASURER

**DOCUMENT TITLE(S)**

Warranty Deed

**REFERENCE NUMBER(S)** of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_\_ of document.

**GRANTOR(S):**

Laurence and Shir Ly Grisanti

☐ Additional names on page \_\_\_\_\_ of document.

**GRANTEE(S):**

Laurence and Shir Ly Grisanti (also known as Shir Ly Camin), Trustees of the Grisanti Family Trust, u/a/d May 29, 2012, as amended and completely restated on Nov. 14, 2016

☐ Additional names on page \_\_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

LOT 19 OF THE ANGEL HEIGHTS S/D #2005158873, County of Skamania, State of Washington

☒ Complete legal on page 1 of document

**TAX PARCEL NUMBER(S):**

03073633912200

Skamania County Assessor  
Date 7-10-17 Parcel# 03-07-36-3-3-0122-00

☐ Additional parcel numbers on page \_\_\_\_\_ of the document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

**WARRANTY DEED**

The grantors, LAURENCE GRISANTI and SHIR LY GRISANTI (also known as Shir Ly Camin), husband and wife, ("**Grantors**"), residing at 722 NW Angel Heights Road, Stevenson, Washington, 98648, for no consideration, convey and warrant to LAURENCE GRISANTI and SHIR LY GRISANTI, Trustees of the GRISANTI FAMILY TRUST, under agreement dated May 29, 2012, as amended, the following described real estate: with an Abbreviated Legal description of Lot(s) 19, of ANGEL HEIGHTS; legal description Lot 19 of ANGEL HEIGHTS, according to the plat thereof, recorded under Recording No. 2005158873, records of Skamania County, Washington; and tax parcel 03073633912200.

Grantors convey the property to Grantees subject to the exceptions to title set forth on the attached Exhibit A.

Dated: 6/5/17


Skamania County Assessor  
Date 7-10-17 Parcel# 03-07-3633-0122-00  
jm

**Grantors:**  
Shir Ly Grisanti  
Laurence Grisanti

STATE OF OREGON                    )  
  ) ss:  
COUNTY OF MULTNOMAH        )

I certify that I know or have satisfactory evidence that LAURENCE GRISANTI and SHIR LY GRISANTI 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 the instrument.

Dated: 6/5/17

  
\_\_\_\_\_  
Notary public – Oregon  
My appointment expires: 7/31/18



**EXHIBIT A**

1. Any unpaid assessments or charges, and liability for further assessments or charges by the City of Stevenson.
2. Any unpaid assessments or charges, and liability for further assessments or charges by Angel Heights Homeowner's Association.
3. **EASEMENT** and the terms and conditions thereof:  
 Purpose: Water line from a spring called School House Spring  
 Area Affected: Said premises and other property  
 Auditor's File No: Book 8, page 95
4. **EASEMENT** and the terms and conditions thereof:  
 Grantee: Skamania Light and Power and Northwestern Electric Company  
 Purpose: Electric transmission and distribution  
 Area Affected: Said premises and other property  
 Recorded: October 5, 1927  
 Auditor's File No: Book V, page 412
5. **EASEMENT** and the terms and conditions thereof:  
 Purpose: Flowage  
 Area Affected: / Said premises and other property  
 Recorded: January 18, 1937  
 Auditor's File No: Book 2, page 159
6. City of Stevenson Ordinance No. 807, and the terms and conditions thereof, recorded under Auditor's File No. 140590, Book 207, page 674, records of Skamania County, Washington.  
 Said premises and other property
7. **EASEMENT** and the terms and conditions thereof:  
 Purpose: Right of Way  
 Area Affected: Said premises and other property  
 Recorded: September 18, 1975  
 Auditor's File No: Book 69, page 626
8. **AGREEMENT** and the terms and conditions thereof:  
 Regarding: Road Maintenance Agreement  
 Recorded: March 10, 2000  
 Auditor's File No: Book 197, page 244  
 Said premises and other property
9. **AGREEMENT** and the terms and conditions thereof:  
 Regarding: Road Maintenance Agreement  
 Recorded: May 23, 2003  
 Auditor's File No: Book 243, page 170A  
 Said premises and other property
10. **AGREEMENT** and the terms and conditions thereof:  
 Regarding: Iman Cemetery and Iman Loop Latecomer Agreement  
 Recorded: September 16, 2005  
 Auditor's File No: 2005158705
11. Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No: 2005158873.
12. Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No: 2005158874.
13. Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No: 2005158875.  
 Said covenants, conditions and restrictions have been modified by instrument recorded under Auditor's File No: 2005159551.

**EXHIBIT A**

14. Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No: 2005158878.
15. Dedications, restrictive covenants, easements, building set back lines, slope rights, and reservations, as disclosed on the face of said plat.
16. EASEMENT delineated on the face of the plat of said subdivision:  
Purpose: Utility and pathway  
Area Affected: Said premises
17. EASEMENT delineated on the face of the plat of said subdivision:  
Purpose: Drainage and open space  
Area Affected: Said premises