


When recorded return to:
Russell Murat Smith and Margaret Smith, husband
and wife
PO Box 1279
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.: 612844036

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32662
JUL 12 2017
PAID *4059.50*
Cy deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arthur Fox, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Russell Murat Smith and Margaret Smith, 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.)

Lots 1 and 2, Block 3 Cascade Addn to Town of Stevenson

Tax Parcel Number(s): 03 07 36 3 4 5400 00

Subject to:

1. See Attached Exhibit "B"

Skamania County Assessor
Date *7-12-17* Parcel# *03-07-36-3-4-5400-00*
Ym

Dated: July 11, 2017


Arthur Fox

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Arthur Fox is the person who appeared before
me, and said person acknowledged that he signed this instrument and acknowledged it to be his free
and voluntary act for the uses and purposes mentioned in this instrument.
Dated: July 11, 2017

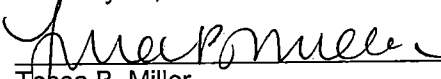

Tessa B. Miller
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: April 29, 2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03 07 36 3 4 5400 00

Lots 1 and 2, Block 3, Cascade Addition to the Town of Stevenson, According the Plat thereof, recorded in Book "A", Page 62, in the county of Skamania, State of Washington

Skamania County Assessor
Date 7-12-17 Parcel# 03-07-36-3-4-5400-00
ym

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	\$1,476.38	\$738.19	\$738.19

TAX ACCOUNT NO: 03 07 36 3 4 5400 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. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THE TOWN OF STEVENSON.
3. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
4. DUE TO PROVISIONS OF RCW 6.13 WHICH PROVIDES FOR AN "AUTOMATIC HOMESTEAD", ANY CONTRACT FOR CONVEYANCE, CONVEYANCE OR ENCUMBRANCE MUST BE EXECUTED BY VESTEE HEREIN AND SPOUSE IF MARRIED, IF IN FACT PREMISES HEREIN COMPRISE THE RESIDENCE OF SAID VESTEE AND SPOUSE. EVIDENCE OF PRESENT MARITAL STATUS MAY BE RECITAL IN FORTHCOMING DOCUMENT.