

When recorded return to:

Patrick Nicholas Smith and Victoria Rose Smith,
husband and wife
261 Monarch Road
Cougar, WA 98616

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

500 E. Broadway, #425
Vancouver, WA 98660

Escrow No.: 612844068

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

32674
JUL 18 2017

PAID

5130.50

ca deputy

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED


THE GRANTOR(S) Jason Keith Darley and Melinda Grier Darley, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Patrick Nicholas Smith and Victoria Rose 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.)

Tax Parcel Number(s): 07063400021300 

Dated: July 14, 2017


Jason Keith Darley


Melinda Grier Darley


State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Jason Keith Darley and Melinda Grier Darley 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: 7/14/17

EXHIBIT "A"

LOT 3 OF AMANDA'S HIDEOUT SHORT PLAT, RECORDED IN AUDITOR'S FILE NO. 2006161768,
SKAMANIA COUNTY, WASHINGTON RECORDS.

Skamania County Assessor
Date 7-18-17 Parcel# 7-6-34-213


Unofficial
Copy

EXHIBIT "B"

For APN/Parcel ID(s): 07063400021300

1. Taxes and assessments
as they are due

2. RIGHT OF HOMEOWNER'S ASSOCIATION RECORDED IN BOOK 204, PAGE 903 TO LEVY AND COLLECT ASSESSMENTS AS PROVIDED FOR IN ARTICLES OF INCORPORATION AND BY-LAWS.

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: TRANSMISSION LINE
AUDITOR'S FILE NO.: BOOK 34, PAGE 165
AREA AFFECTED: SAID PREMISES

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED STATES OF AMERICA
PURPOSE: FLOWAGE
RECORDED: January 5, 1957
AUDITOR'S FILE NO.: BOOK 43, PAGE 130
AREA AFFECTED: SAID PREMISES

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PACIFIC POWER AND LIGHT COMPANY
PURPOSE: ACCESS ROAD
RECORDED: August 19, 1960
AUDITOR'S FILE NO.: BOOK 47, PAGE 406
AREA AFFECTED: SAID PREMISES

SAID EASEMENT WAS ASSIGNED TO U.S. FOREST SERVICE FILED UNDER DEPARTMENT OF NATURAL RESOURCES APPLICATION NO. 24880.

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD CONSTRUCTION AND MAINTENANCE
AUDITOR'S FILE NO.: BOOK 48, PAGE 95

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: STATE OF WASHINGTON
PURPOSE: ACCESS ROAD
RECORDED: April 01, 1970
AUDITOR'S FILE NO.: BOOK 61, PAGE 593, 71966
AREA AFFECTED: SAID PREMISES

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: BURLINGTON NORTHERN RAILROAD COMPANY, A CORPORATION OF THE STATE OF DELAWARE
PURPOSE: ROAD
AUDITOR'S FILE NO.: BOOK 80, PAGE 972
AREA AFFECTED: SAID PREMISES

9. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING AND

EXHIBIT "B"

(continued)

10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD USE AGREEMENT AND EASEMENT
RECORDED: December 07, 1984
AUDITOR'S FILE NO.: BOOK 6, PAGE 982, 98576
11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
AUDITOR'S FILE NO.: BOOK 204, PAGE 903
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WELLHEAD PROTECTION EASEMENT
RECORDED: December 29, 2000
AUDITOR'S FILE NO.: BOOK 205, PAGE 624
AREA AFFECTED: SAID PREMISES
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SWIFT VIEW OWNERS GROUP, INC.
PURPOSE: EASEMENT AGREEMENT
RECORDED: April 17, 2017
AUDITOR'S FILE NO.: 2017000782
AREA AFFECTED: SAID PREMISES
14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: MEMORANDUM
RECORDED: April 17, 2017
AUDITOR'S FILE NO.: 2017000784
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; FOR TRAIL.
(AFFECTS SAID PREMISES)
17. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR WELL.
(AFFECTS SAID PREMISES)
18. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR ROAD.
(AFFECTS SAID PREMISES)
19. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN
POSSESSION AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN
CLEARED FOR THE LOAN POLICY WHICH WHEN ISSUED, WILL CONTAIN THE WLTA 100
ENDORSEMENT.