

When recorded return to:

Louis J. Jette, an unmarried man
242 Archer Mountain Road
Stevenson, WA 98648

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

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

Escrow No.: 622-89488

32676
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

JUL 18 2017

PAID

2606⁰⁰
CJ. Depriety
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melisa D. Gates, a married woman as her separate estate
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 Louis J. Jette, an unmarried man

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.) P4 n Sec 28. T2N. R6E. W.M.

Tax/Map ID(s):

Tax Parcel Number(s): 02-06-28-0-0-1201-00, 2 in 7/18/17

Subject to:

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

Dated: July 17, 2017

Melisa D. Gates
Melisa D. Gates

State of WASHINGTON
County of ~~SKAMANIA~~ Clark

I certify that I know or have satisfactory evidence that Melisa D. Gates 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: 7-17-17

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-06-28-0-0-1201-00

All that portion of the East Half of the East Half of the East Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Northerly of the centerline of an existing road designated as the Vogt-Proksel Road.

EXCEPT the North 500 feet thereof.

ALSO EXCEPT that portion conveyed to Skamania County recorded February 27, 1989, in Book 113, Page 376.

Skamania County Assessor
Date 7-18-17 Parcel# 02-06-28-0-0-1201-00

EXHIBIT "B"

Exceptions

1.
 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
 2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of person in possession thereof.
 3. Easements or claims of easements, unpatented mining claims not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claim or title to water. Unpatented mining claims, and all rights relating thereto. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof. Indian Tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
 4. Rights or claims of parties in possession or claiming possession, not shown by the public records.
 5. Any encroachment, encumbrance, violations, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
 6. Any lien or right to a lien, for serviced, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records
2.
 7. 2ND Half unpaid taxes for the tax year 2017
 Original Amount : \$1,124.32
 Balance Owed : \$562.16
 Account No. : 02-06-28-0-0-1201-00
 Land Use/DOR : 11
 8. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
 9. Easement, including the terms and provisions thereof:
 Recorded : March 16, 1972
 Book : 63
 Page : 887