

**When recorded return to:**

Matthew Hansen  
181 Mathews Road  
Washougal, WA 98671

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 622-90387

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**

32730

AUG 10 2017

PAID \$ 9,950.00  
*Shirley K. Smith*  
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Janet Naylor, a single woman, surviving spouse of David E. Naylor  
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 Matthew Hansen and Lindsay Hansen, husband and wife

J. A.  
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/Map ID(s):

Tax Parcel Number(s): 02052000050200,

*Jan 8/10/17*

Subject to:

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.



## STATUTORY WARRANTY DEED

(continued)

11. Easement, including the terms and provisions thereof: Recorded : October 25, 1972 Book :  
64 Page : 621  
12. Conditions, Restrictions and Easements, including the terms and provisions thereof, as  
shown on the recorded plat of ROBERT M & BERTHA P. MORSON Short Plat, Book 2 / Page  
99. See recorded plat for details

Dated: July 13, 2017

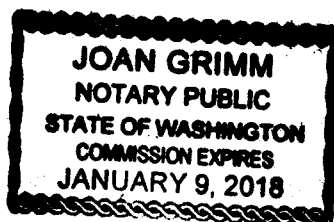
Janet Naylor

State of WASHINGTON  
County of ~~SKAMANIA~~ **CLARK**

I certify that I know or have satisfactory evidence that Janet Naylor is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 13, 2017

Joan Grimm  
Notary Public in and for the State of Washington  
Residing at: Vancouver, WA  
My appointment expires: January 9, 2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02052000050200**

A tract of land located in the North half of the Southwest Quarter of the Northwest Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:  
BEGINNING at the Southwest Corner of the North Half of the Southwest Quarter of the Northwest Quarter; thence East along the South Line of said North Half, a distance of 330 feet to the True Point of Beginning of this description; thence continuing East along said South Line, a distance of 264 feet; thence North parallel with the West line of said Southwest Quarter of the Northwest Quarter, a distance of 660 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter; thence West along said North Line, a distance of 264 feet; thence South parallel with the West line of said Southwest Quarter of the Northwest Quarter, a distance of 660 feet to the True Point of Beginning.  
ALSO KNOWN AS Lot 1 of Robert M. and Bertha P. Morson Short Plat, recorded April 25, 1979, under Auditor's File No. 88401, in Book 2 of Short Plats, Page 99, Skamania County Records, State of Washington.

Skamania County Assessor  
Date 8-10-17 Parcel# 02-05-20-0-0-0502-00  
jm