

When recorded return to:
Robyn Legun, a single woman
122 Carson Creek Road
Carson, WA 98610

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32742
AUG 21 2017
PAID 3830.⁰⁰
CA deputy
SKAMANIA COUNTY TREASURER

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.: 612844580

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond G. LePoidevin and Cheryl K. LePoidevin, 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 Robyn Legun, a single woman

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.)


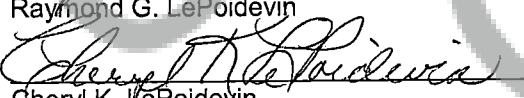
S29, T3N, R8E, WM

Tax Parcel Number(s): 03 08 29 2 1 1000 00 

Subject to:

1. See Attached Exhibit "B"

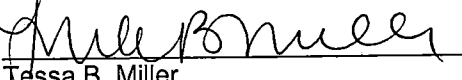
Dated: August 15, 2017

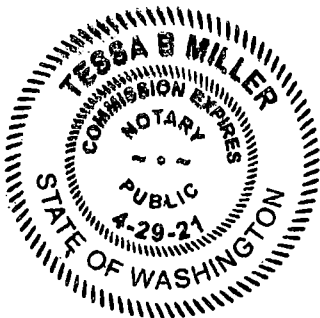

Raymond G. LePoidevin

Cheryl K. LePoidevin

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Raymond G. LePoidevin and Cheryl K. LePoidevin 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: August 16, 2017


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



Commitment No. CL8036


EXHIBIT "A"

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 605 FEET WEST AND 129 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 29; THENCE SOUTH 290 FEET; THENCE WEST 200 FEET; THENCE NORTH 290 FEET; THENCE EAST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO MARVIN O. ALLEN BY INSTRUMENT RECORDED IN BOOK 63, PAGE 495, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE ABOVE TRACT LYING NORTH AND EAST OF THE CENTER OF CARSON CREEK.

Skamania County Assessor
Date 8-21-17 Parcel# 3-8-29-2-1-1000


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	\$384.74	\$192.37	\$192.37

TAX ACCOUNT NO: 03 08 29 2 1 1000 00

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

THE TAXES REFLECT A SENIOR CITIZEN EXEMPTION AS ALLOWED UNDER CHAPTER 288, LAWS OF 1971, 1ST EX, SESSION. ANY SALE OF SAID PREMISES DURING THE CALENDAR YEAR 2017 MAY RESULT IN A CLAIM BY THE TREASURER FOR A GREATER PROPORTION OF TAX PAYMENT BY THE PURCHASER THAT THE FOREGOING AMOUNT WARRANTS WITHOUT REDUCTION FOR THE EXEMPTION.

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 CITY OF CARSON.

3. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

4. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE CARSON CREEK IF SAID RIVER IS NAVIGABLE.

5. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE CARSON CREEK DUE TO SAID CREEK HAVING CHANGED ITS COURSE.