


When recorded return to:
Justin S. Clifford and Sarah M. Clifford, husband
and wife
941 Labarre Road
Washougal, WA 98671

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.: 612844661


STATUTORY WARRANTY DEED

CL8073
THE GRANTOR(S) Ada B. Edmonds, as her 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 Justin S. Clifford and Sarah M. Clifford, 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.)

Section 33, T2N, R5EWM


Tax Parcel Number(s): 02053300060000 

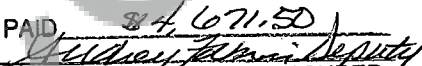
SUBJECT TO: SEE ATTACHED EXHIBIT "B"

Dated: November 9, 2017

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32922
NOV 15 2017

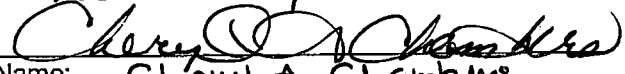

Ada B. Edmonds

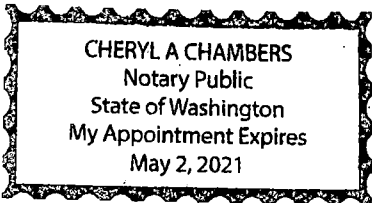
PAID 84,671.50

SKAMANIA COUNTY TREASURER

State of WASHINGTON
County of Chelan

I certify that I know or have satisfactory evidence that Ada B. Edmonds 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: November 10 2017


Name: Cheryl A. Chambers
Notary Public in and for the State of Washington
Residing at: East Wenatchee, WA
My appointment expires: May 2, 2021



Commitment No. CL8073

EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1160 FEET EAST AND 224 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 33 (SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE REAL ESTATE CONTRACT BETWEEN RAYMOND E. JOHNSON, ET UX, AND JACK D. PHILLIPS, ET UX, RECORDED IN BOOK 65, PAGE 685, RECORDS OF SAID COUNTY);
THENCE EAST ALONG THE SOUTH LINE OF THE AFORESAID JOHNSON-PHILLIPS TRACT TO THE NORTHWESTERLY LINE OF THE LABARRE HEIGHTS COUNTY ROAD;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID COUNTY ROAD TO A POINT DUE SOUTH OF THE POINT OF BEGINNING (SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE REAL ESTATE CONTRACT BETWEEN RAYMOND E. JOHNSON, ET UX, AND JACK D. PHILLIPS, ET UX, RECORDED IN BOOK 63, PAGE 355, RECORDS OF SAID COUNTY);
THENCE NORTH ALONG THE EAST LINE OF SAID JOHNSON-PHILLIPS TRACT 241 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED.

Skamania County Assessor
Date 11-15-17 Parcel # 2-5-33-600
BY

Unofficial Copy

EXHIBIT B

1.

ANY QUESTION OR DISPUTE ABOUT FENCE LINES, OR ABOUT OWNERSHIP OF THE LAND LYING BETWEEN THE FENCE AND THE RECORD BOUNDARY, THE LOCATION OF WHICH IS SHOWN ON SURVEY RECORDED UNDER BOOK 3, PAGE 429.

2.

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.

Unofficial
Copy