

When recorded return to:
Sarah J. Woods and Charles A. Woods, wife and husband
171 Malfait Tracts Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-94024

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32975
DEC 21 2017

PAID 4487.90
CJ deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cory M. Kratovil and Christie A. Kratovil, husband and wife
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 Sarah J. Woods and Charles A. Woods, wife and husband

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.)

W 65' Lot 6 & E 20' Lot 5 Malfait Riverfront Tracts BK A/Pg 123

Tax Parcel Number(s): 0205314080000 02053143080000

Dated: November 29, 2017

Cory M. Kratovil

Christie A. Kratovil

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Cory M. Kratovil and Christie A. Kratovil 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: 12/5/17

Mark V. Korpela, Jr.
Notary Public in and for the State of Washington
Residing at: Woodland, WA
My appointment expires: February 28, 2021

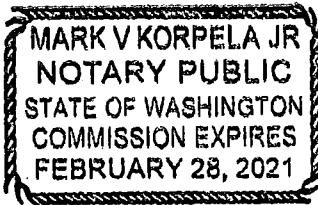


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 0205314080000

The East 20 feet of Lot 5, and the West 65 feet of Lot 6, Malfait River Front Tracts, according to the Plat thereof, recorded in Book A of Plats, Page 123, in the County of Skamania, State of Washington.

Skamania County Assessor
Date 2-2-17 Parcel# 2-5-31-4-3-800
(14)

Unofficial
Copy

SUBJECT TO:

Taxes and assessments as they are due and payable.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of WASHOUGAL RIVER.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of WASHOUGAL RIVER.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of WASHOUGAL RIVER.

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of MALFAIT RIVERFRONT TRACTS, Book A, Page 123.
See recorded plat for details

Conditions and Restrictions as shown in Document:

Recorded	: February 2, 1971
Book	: 62
Page	: 587
AND	
Recorded	: July 22, 1972
Book	: 64
Page	: 194

Easement, including the terms and provisions thereof:

For	: Shared Well
Granted to	: Cory Kratovil and Christie Kratovil, husband and wife
Recorded	: March 29, 2017
As	: 2017000647