

**When recorded return to:**  
Thomas Brown and Chelsea Brown, husband and wife  
141 Fairview Lane  
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave, Ste 201  
Vancouver, WA 98683-9313

Escrow No.: 612846969

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**

33081  
FEB - 6 2018

PAID 5650.70  
Cy deputy  
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wanda L. Walker, 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 Thomas Brown and Chelsea Brown, 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.) *page 3*

Tax Parcel Number(s): *02053110 020400 & m 2-6-18*

Dated: *2/5/18*

Wanda L. Walker

State of WASHINGTON  
County of SKAMANIA

I certify that I know or have satisfactory evidence that Wanda L. Walker 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: *2/5/18*

Anne Taylor  
Notary Public in and for the State of Washington  
Residing at: Vancouver, WA  
My appointment expires: July 29, 2019



**EXHIBIT "A"**  
Legal Description

Taxes and Assessments as they are due

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
AUDITOR'S FILE NO.: BOOK 173, PAGE 503**

**AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: ROAD MAINTENANCE  
AUDITOR'S FILE NO: BOOK 173, PAGE 509**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIAK COUNTY,  
INCLUDING JOINT USERS  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION  
AREA AFFECTED: SAID PREMISES  
RECORDED: June 22, 1998  
AUDITOR'S FILE NO.: 131983, BOOK 178, PAGE 597**

**MATTERS SET FORTH BY SURVEY:  
BOOK/PAGE OF 3 / 50  
SURVEYS:**

**DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,  
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**

**EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR 100 FOOT  
SETBACK ZONE. (AFFECTS SAID PREMISES)**

**. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR UTILITY.  
(AFFECTS WEST 20 FEET)**

**. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR  
INGRESS, EGRESS AND UTILITIES. (AFFECTS SOUTH 60 FEET)**

**. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR  
UTILITIES. (AFFECTS EASTERLY 20 FEET IN SOUTHEAST CORNER LOT)**

**. THE TITLE TO THE 2000 GOLDEN WEST, MANUFACTURED HOME HAS BEEN ELIMINATED  
BY INSTRUMENT RECORDED December 27, 1999 UNDER FILE NO. BOOK 195, PAGE 775.**

Commitment No. CL9182

EXHIBIT "A"

LOT 4 OF THE DAVID DROTT SHORT PLAT, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 322, RECORDS OF SKAMANIA COUNTY WASHINGTON.

Skamania County Assessor  
Date 2-6-18 Parcel# 02-05-31-1-0-0204-00  
jm

Unofficial Copy

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