


When recorded return to:
Kevin T. Trachsel, a single man
81 NW Thomas Street
Stevenson, WA 98648

Filed for record at the request of:
 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.
3250 SE 164th Ave, Ste 201
Vancouver, WA 98683-9313

Escrow No.: 612847411

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33082
FEB - 6 2018

PAID 3057.35
by deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

CL9418
THE GRANTOR(S) Kathi Blaisdell and Debra Leonard as Co-Personal Representative's for the Estate
of Lorraine T. ~~Niedert~~ ^{Niedert}, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Kevin T. Trachsel, a single man

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.)

PTN Lot 1, Stevenson Park Addition

Tax Parcel Number(s): 03 07 36 1 4 2700 00 *2m 2-6-18*

SUBJECT TO: See Attached Exhibit "B"

STATUTORY WARRANTY DEED
(continued)

Dated: January 29, 2018

Estate of Lorraine T. ^{Niedert} ~~Niedert~~, deceased

BY: Kathi Blaisdell, Personal Rep.
Kathi Blaisdell
Co-Personal Representative

BY: Debra Leonard, Personal Rep.
Debra Leonard
Co-Personal Representative

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Kathi Blaisdell and Debra Leonard are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Co-Personal Representative and Co-Personal Representative, respectively, of Estate of Lorraine T. ~~Niedert~~, ^{who} deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. ^{Niedert}

Dated: 2/3/17

Cindy M Schaffner
Name: Cindy M Schaffner
Notary Public in and for the State of WA
Residing at: Camas
My appointment expires: 5/29/19

CINDY M SCHAFFNER
Notary Public
State of Washington
My Commission Expires
May 29, 2019

Commitment No. CL9418

EXHIBIT "A"

BEGINNING AT A POINT WHICH IS 20.20 FEET WEST OF THE SOUTHEAST CORNER OF A STRIP OF LAND 150 FEET IN WIDTH CUT OFF THE NORTH SIDE OF LOT 1 OF STEVENSON PARK ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE SOUTH 42°09' EAST TO THE INTERSECTION WITH THE WEST LINE OF STRAWBERRY ROAD; THENCE SOUTH 00°36' EAST 84.70 FEET ALONG THE WEST LINE OF STRAWBERRY ROAD; THENCE WEST 185 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 90 FEET; THENCE EAST 71 FEET; THENCE SOUTH 90 FEET; THENCE WEST 71 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 2-6-18 Parcel# 03-07-36-14-2700-00
jm

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	\$193.14	\$193.14	\$0.00

TAX ACCOUNT NO: 03 07 36 1 4 2700 00

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

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

SKAMANIA COUNTY TREASURER
PO BOX 790
STEVENSON, WA 98648
509-427-3761

THE PROPERTY HEREIN DESCRIBED IS CARRIED ON THE TAX ROLLS AS EXEMPT OR PARTIALLY EXEMPT. IF THE EXEMPTION IS DISALLOWED BY THE SALE OF SAID PREMISES, THE DEATH OF THE EXEMPT TAXPAYER, OR OTHER LOSS OF EXEMPT STATUS, FULL OR PARTIAL AMOUNTS FOR CURRENT AND/OR PRIOR YEARS, IF ANY, WILL BE DUE.
TAX ACCOUNT NO.: 03 07 36 1 4 2700 00

2. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY CITY OF STEVENSON.
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WATER PIPELINE
RECORDED: October 18, 1951
AUDITOR'S FILE NO.: 43114
AREA AFFECTED: SAID PREMISES
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: PRIVATE ROAD
RECORDED: November 23, 1968
AUDITOR'S FILE NO.: BOOK 60 PAGE 40
AREA AFFECTED: SAID PREMISES
5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD MAINTENANCE
RECORDED: December 22, 1965
AUDITOR'S FILE NO.: 66115
6. ORDINANCE NO. 975 AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 147942.
7. ORDINANCE NO. 976 AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 147943.
8. MATTERS SET FORTH BY SURVEY:
BOOK/PAGE OF 2006162592
SURVEYS:
9. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.