

When recorded return to:
Judy Rae Jensen and Henry Everett Jensen,
husband and wife
16601 Washougal River Road
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.: 612848211 - *AJT*
CL8861

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laurie Robb, as ~~her~~ *her* separate estate and as surviving spouse of Darrell R. Robb,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Judy Rae Jensen and Henry Everett Jensen, 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.)

Lot 18, Subdivision of Hideaway on the Washougal

Tax Parcel Number(s): 02051422011600

Subject to: *Full legal page 2*

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: *2/26/18*

Skamania County Assessor
Date *2-28-18* Parcel# *02-05-14-2-2-0116-00*

Laurie Robb
Laurie Robb

Im
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**
33110
FEB 28 2018

State of WASHINGTON
County of Clark

PAID *\$ 3,677.00*
Hedley Mori Deputy
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Laurie Robb 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: *2/26/18*

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

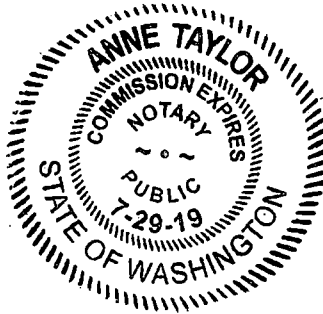


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051422011600

LOT 18 OF HIDEAWAY ON THE WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH ~~A~~ 1980 HILLC MANUFACTURED HOME VIN#02830354N

Skamania County Assessor
Date 2-28-18 Parcel# 02-05-14-2-2-0116-00
LM

EXHIBIT "B"
Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year .
2. **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THE DUGGAN FALLS WATER SYSTEM ASSOCIATION RECORDED UNDER 104302, BOOK 107, PAGE 22.**
3. **BOOK 63, PAGE 358**
COVENANTS,
CONDITIONS AND
RESTRICTIONS
CONTAINED IN
INSTRUMENT;
AUDITOR'S FILE
NO.:
4. **104302, BOOK 107, PAGE**
515
COVENANTS,
CONDITIONS AND
RESTRICTIONS
CONTAINED IN
INSTRUMENT;
AUDITOR'S FILE NO.:
5. **114090, BOOK 129, PAGE**
983
COVENANTS,
CONDITIONS AND
RESTRICTIONS
CONTAINED IN
INSTRUMENT;
AUDITOR'S FILE NO.:
6. **RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE WASHOUGAL RIVER.**
7. **ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.**
8. **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.**
9. **THE IMPROVEMENTS ON THE PROPERTY DESCRIBED IN SCHEDULE "A" APPEAR TO INCLUDE A "MANUFACTURED HOME" AS DEFINED IN RCW CHAPTER 65.20. A MANUFACTURED HOME IS NOT REAL PROPERTY UNLESS THE FOLLOWING ARE COMPLETED AS SET FORTH IN THAT STATUTE:**
A. **A "MANUFACTURED HOME" TITLE ELIMINATION APPLICATION HAS BEEN APPROVED AND RECORDED IN THE COUNTY WHERE THE PROPERTY IS LOCATED;**

EXHIBIT "B"

Exceptions
(continued)

- B. THE REGISTERED OWNER HAS
RELEASED HIS/HER/THEIR INTEREST IN
THE CERTIFICATE OF OWNERSHIP;
- C. ANY LIEN HOLDER (LEGAL OWNER) HAS
RELEASED ITS INTEREST IN THE
CERTIFICATE OF OWNERSHIP
10. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
11. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR
PUBLIC WALKWAY. (AFFECTS SAID PREMISES)