


When recorded return to:
Nancy Brown, an unmarried woman
PO Box 752
Carson, WA 98610

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.: 612851011

33480
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

SEP 13 2018

PAID

4,212.50
Cy deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Foster, as his separate estate and Kim Foster, spouse of Robert Foster
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Nancy Brown, an unmarried woman

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 2 OF COATES SHORT PLAT

Tax Parcel Number(s): 03081730140800

Subject to: *Full legal on page 3*

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9-11-2018



Robert Foster



Kim Foster

State of WASHINGTON
County of ~~SKAMANIA~~ Clark

I certify that I know or have satisfactory evidence that Robert Foster and Kim Foster are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be there free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 11, 2018

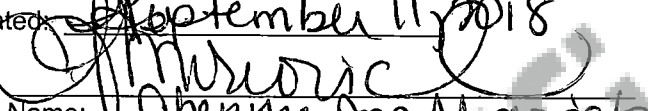

Name: Cherylee Ann Mircovich
Notary Public in and for the State of WA
Residing at: Vancouver
My appointment expires: 1/19/2022




EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03081730140800

LOT 2 OF THE VADA COATES SHORT PLAT, RECORDED IN BOOK "3" OF short PLATS, PAGE 102, SKAMANIA COUNTY RECORDS.

Skamania County Assessor

Date 9-13-18 Parcel # 3-8-17-3-1408


Unofficial
Copy

EXHIBIT "B"
Exceptions

Taxes and Assessments as they become due and payable.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF
CLARK COUNTY, INCLUDING JOINT
USERS
PURPOSE: ELECTRIC TRANSMISSION AND
DISTRIBUTION
RECORDED: April 06, 2016

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;

RECORDED: February 16, 1995
AUDITOR'S FILE BOOK 148, PAGE
NO.: 294

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: UTILITIES
RECORDED: May 19, 1987
AUDITOR'S FILE BOOK 105, PAGE
NO.: 221
AREA AFFECTED: SAID PREMISES

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