

When recorded return to:

Mr. and Mrs. Brian McKenzie
PO Box 130
North Bonneville, WA 98639

33545
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S18-0461JA

OCT 23 2018
PAID 1535.00
cg dp wty
SKAMANIA COUNTY TREASURER
Statutory Warranty Deed

THE GRANTOR Frank Cox, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Brian McKenzie and Ashleigh McKenzie, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Lots 5 & 6 JOHNSON'S ADDITION TO THE TOWN OF STEVENSON Bk A/Pg 25

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12 OF THE PRELIMINARY TITLE REPORT DATED SEPTEMBER 26, 2018 FILE NUMBER S18-0461KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-3-4-6300-00, 03-07-36-3-4-7101-00 2m 10/23/18

Dated

10/23/18

Frank Cox

Frank Cox

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Frank Cox

is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated:

October 23, 2018

Julie A. Andersen

Julie A. Andersen

Notary Public in and for the State of Washington

Residing at Carson, Washington



EXHIBIT A

PARCEL I: 03-07-36-3-4-6300-00

The North 50 feet of Lot 5 of Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with the following described tract of land, being a portion of McKinley Street vacatd by ordinance of the Town of Stevenson:

Beginning at the Northwest corner of Lot 5 of Block 6 of the said JOHNSON'S ADDITION; thence West 25 feet; thence South 50 feet; thence East 25 feet to intersection with the West line of the said Lot 5; thence North 50 feet to the point of beginning.

PARCEL II: 03-07-36-3-4-7101-00

Lot 5, except the Northerly 50 feet thereof, and all of Lot 6, except the East 10 feet thereof, all in Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with a portion of McKinley Street vacated by ordinance of the Town of Stevenson, being 25 feet wide lying west of the above described West property lines, which was taken by operation of law.

TOGETHER with an easement for access over the North 4 feet of the East 10 feet of Lot 6 and the North 4 feet of Lot 7 all in Block 6 of the JOHNSON'S ADDITION TO THE TOWN OF STEVENSON.

Skamania County Assessor

Date 10-23-18 Parcel# 03073634630000
03073634710100
Jm