

**When recorded return to:**

Richard Ken Nakanishi and Jennifer Lynn  
Nakanishi, husband and wife  
211 Uran Road  
Washougal, WA 98671

Filed for record at the request of:



**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

500 E Broadway St Ste 425  
Vancouver, WA 98660-3335

Escrow No.: 612850281

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

33637  
DEC 27 2018

PAID \$12,398.00  
*Vickie O'Connell*  
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark Bibaeff, trustee of the Mark Bibaeff Living Trust, Dated March 14, 2012 and Investment Property Exchange Services as QI for

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Richard Ken Nakanishi and Jennifer Lynn Nakanishi, 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 2, The Dalined-moore short plat*

Tax Parcel Number(s): 01050522010200 *(RN)*

Subject to:

1. General Taxes as they become due and payable

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 7, 2018

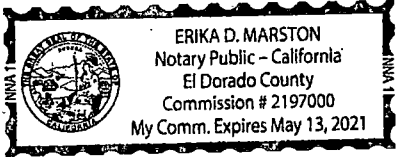
Mark Bibaeff, trustee of the Mark Bibaeff Living Trust

BY: Mark Bibaeff  
Mark Bibaeff

State of ~~WASHINGTON~~ California  
County of ~~SKAMANIA~~ El Dorado

I certify that I know or have satisfactory evidence that Mark Bibaeff is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument, on oath stated that ~~he~~ she was authorized to execute the instrument and acknowledged it as Trustee of Mark Bibaeff, trustee of the Mark Bibaeff Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 21, 2018



Erika D. Marston

Name: Erika D. Marston  
Notary Public in and for the State of CA  
Residing at: S. Lake Tahoe, CA  
My appointment expires: 5/13/21

UNOFFICIAL COPY

EXHIBIT "A"

LOT 2 OF THE DALINCO-MOORE SHORT PLAT, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 207, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 12/27/18 Parcel# 1-5-5-2-2-102

*(Handwritten initials)*

Unofficial Copy

**SPECIAL EXCEPTIONS:**

2. **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
2018	\$6,845.67	\$6,845.67	\$0.00

TAX ACCOUNT NO: 01 05 05 2 2 0102 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

3. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
 GRANTEE: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
 PURPOSE: PIPELINE  
 RECORDED: February 10, 1956  
 AUDITOR'S FILE NO.: BOOK 41, PAGE 197  
 AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
4. **COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;**  
 AUDITOR'S FILE NO.: 113527, BOOK 128, PAGE 686
5. **DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**
6. **RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF THE WASHOUGAL RIVER.**
7. **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.**
8. **ANY QUESTION THAT MAY ARISE DUE TO THE CHANGE IN THE WATER LEVEL OF THE WASHOUGAL RIVER, OR ANY CHANGE IN THE SHORELINE OF SAID PREMISES, SUCH THAT THE LINE OF HIGH WATER HAS SHIFTED FROM ITS FORMER POSITION.**
9. **EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR DRAINFIELD AND PIPELINE . (AFFECTS SAID PREMISES SHOWN ON PLAT)**
10. **EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR PEDESTRIAN. (AFFECTS SAID PREMISES)**