

When recorded return to:  
Britani Butto and John Butto, wife and husband  
c/o Fidelity National Title  
3250 SE 164th Ave #201  
Vancouver WA 98683

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.: 612853364 *AJT*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Henry R. Erickson, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Britani Butto and John Butto, wife and husband

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.)

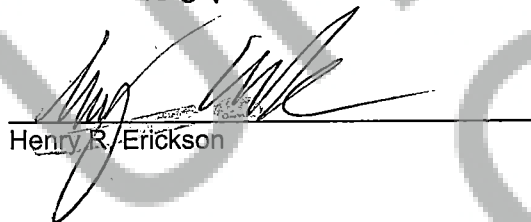
*Full Legal Description on page 2*

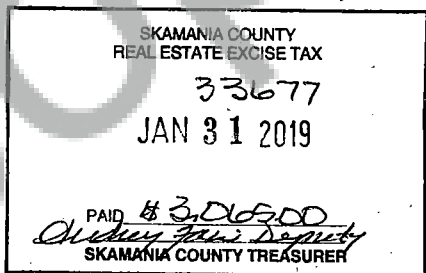
Tax Parcel Number(s): 02052700110300 *jm 1/31/19*

Subject to:

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

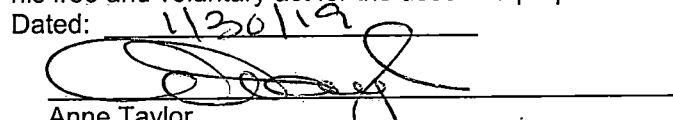
Dated: *1/30/19*

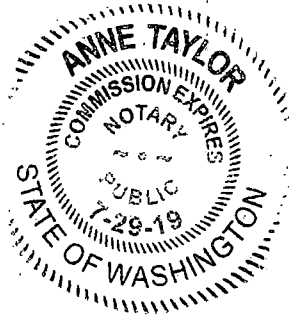
  
Henry R. Erickson



State of WASHINGTON  
County of *Clark*

I certify that I know or have satisfactory evidence that Henry R. Erickson is the person who appeared  
before me, and said person acknowledged that he signed this instrument and acknowledged it to be  
his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *1/30/19*  
  
Anne Taylor  
Notary Public in and for the State of Washington  
Residing at: Vancouver, WA  
My appointment expires: July 29, 2019



Commitment No.: CL12215

**EXHIBIT "A"**

**A PARCEL OF LAND SITUATED WITHIN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:**

**COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27 (FROM WHICH A BRASS CAP FOR A WITNESS CORNER BEARS NORTH 89°05'15" WEST, 147.35 FEET), THENCE ALONG THE QUARTER SECTION LINE SOUTH 01°23'12" WEST, 1173.99 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE SOUTH 88°18'31" EAST, 1288.41 FEET TO THE CENTERLINE OF A PRIVATE ROAD; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE, THE CHORD OF WHICH BEARS SOUTH 37°14'13" WEST, 613.30 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTERLINE THE CHORD OF WHICH BEARS SOUTH 31°23'19" EAST, 443.10 FEET, TO THE SOUTHEAST CORNER OF THIS PARCEL DESCRIPTION; THENCE NORTH 88°18'31" WEST, 1118.97 FEET TO A POINT ON THE NORTHEASTERLY EDGE OF THAT PARCEL RECORDED FEBRUARY 9, 1999 IN BOOK 186 AT PAGE 391 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 33°20'25" WEST, 87.98 FEET TO THE WEST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE NORTH 01°23'12" EAST, 798.27 FEET TO THE POINT OF BEGINNING.**

APN: 02052700110300

Skamania County Assessor

Date 1-31-19 Parcel# 02052700110300

JM

# **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 year .
2. **TIMBER DEED FROM CRAMER AND SELLNER CO., INC., TO JIM BOYD AND GRACE BOYD, HUSBAND AND WIFE, AND THE TERMS AND CONDITIONS THEREOF, RECORDED APRIL 30, 1951, UNDER AUDITOR'S FILE NO. BOOK 33, PAGES 423 AND 424.**
3. 

<b>AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: REGARDING: RECORDED: AUDITOR'S FILE NO.:</b>	<b>RESOLUTION 284-A ROAD VACATIONS</b>  <b>July 23, 1998 132272, BOOK 179, PAGE 570</b>
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4. 

<b>EASEMENT AND THE TERMS AND CONDITIONS THEREOF: PURPOSE: RECORDED: AUDITOR'S FILE NO.: AREA AFFECTED:</b>	<b>INGRESS, EGRESS, UTILITIES AND RIGHTS OF THE PUBLIC</b>  <b>January 11, 2007 2007164480 SAID PREMISES</b>
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5. 

<b>EASEMENT AND THE TERMS AND CONDITIONS THEREOF: PURPOSE: AUDITOR'S FILE NO.: AREA AFFECTED:</b>	<b>INGRESS, EGRESS AND UTILITIES</b>  <b>2007164480 AND 2007164753 SAID PREMISES</b>
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6. 

<b>MATTERS SET FORTH BY SURVEY: AUDITOR'S FILE NO.:</b>	<b>2007164753</b>
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7. 

<b>EASEMENT AND THE TERMS AND CONDITIONS THEREOF: PURPOSE: RECORDED: AUDITOR'S FILE NO.: AREA AFFECTED:</b>	<b>EASEMENT</b>  <b>May 31, 2007 2007166323 SAID PREMISES</b>
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8. **SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
FINAL ORDER APPROVING A CONDITIONAL USE PERMIT APPLICATION NO.  
CU-06-02, AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER  
AUDITOR'S FILE NO. 2007166512.**

**EXHIBIT "B"**

Exceptions  
(continued)

9.

**AGREEMENT AND THE TERMS  
AND CONDITIONS THEREOF:  
REGARDING:  
RECORDED:  
AUDITOR'S FILE NO.:**

**APPROVAL FOR SURFACE  
MINING (FORM SM-6)**

**June 26, 2007  
2007166652**

10.

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**MATTERS  
SET FORTH  
BY SURVEY:  
BOOK/PAGE  
OF  
SURVEYS:**

11.

**RIGHT-OF-WAY**

**EASEMENT AND  
THE TERMS AND  
CONDITIONS  
THEREOF:  
PURPOSE:  
RECORDED:  
AUDITOR'S FILE  
NO.:  
AREA AFFECTED:**

**December 22, 2017  
2017002658**

**SAID PREMISES**