

Fidelity National Title
Escrow No. 612852403
CL12378

When recorded return to:
Mark A. DeVito and Shannon M. DeVito, husband and wife
752 Skamania Landing Road
Stevenson, WA 98648

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.)

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.: 612852403

CL12378 STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen A. Garfield and Lisa Garfield, Trustees, under the Garfield Family Trust, dated January 23, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Mark A. DeVito and Shannon M. DeVito, 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 7 BLOCK 1 OF WOODARD MARINA ESTATES

Tax Parcel Number(s): 02 06 35 2 3 0700 00

Subject to:

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

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33695
FEB 26 2019
PAID \$ 7,196.00
Skamania County Treasurer

STATUTORY WARRANTY DEED

(continued)

Dated: February 20, 2019

Stephen A. Garfield and Lisa Garfield, Trustees, under the Garfield Family Trust, dated January 23, 2006

BY:

Stephen A. Garfield
Trustee

BY:

Lisa Garfield
Trustee

MISSOURI
State of WASHINGTON
County of SKAMANIA ST LOUIS

I certify that I know or have satisfactory evidence that Stephen A. Garfield and Lisa Garfield are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Stephen A. Garfield and Lisa Garfield, Trustees, under the Garfield Family Trust, dated January 23, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

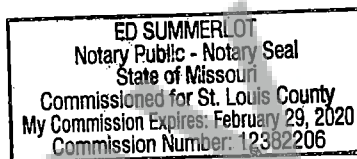
Dated: 2-22-2019

Ed Summerlot

Name: Ed Summerlot
Notary Public in and for the State of MISSOURI

Residing at: ST LOUIS

My appointment expires: 29 FEBRUARY 2020



Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 01.11.19

STATUTORY WARRANTY DEED
(continued)

Dated: February 20, 2019

Stephen A. Garfield and Lisa Garfield, Trustees, under the Garfield Family Trust, dated January 23, 2006

BY: X Stephen A. Garfield
Stephen A. Garfield
Trustee

BY: _____
Lisa Garfield
Trustee

State of ~~WASHINGTON~~
County of ~~SKAMANIA~~

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I certify that I know or have satisfactory evidence that Stephen A. Garfield and Lisa Garfield are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Stephen A. Garfield and Lisa Garfield, Trustees, under the Garfield Family Trust, dated January 23, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/22/19

Theron D. Warren III
Name: _____
Notary Public in and for the State of GA
Residing at: _____
My commission expires: _____



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02 06 35 2 3 0700 00

**LOT 7, BLOCK 1 OF WOODARD MARINA ESTATES, ACCORDING TO THE PLAT
THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 114, RECORDS OF SKAMANIA
COUNTY, WASHINGTON.**

Skamania County Assessor

Date 2/26/19 Parcel# 2-635-2-3-700
[Signature]

Unofficial Copy

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY WOODARD MARINA ESTATES**
3. **RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:**
RESERVED BY: R.C.W. 79.11.210.
RESERVING: TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERAL, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.
4. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE:
PURPOSE:
RECORDED:
AUDITOR'S FILE NO.:
AREA AFFECTED:
NORTHWEST ELECTRIC COMPANY
ELECTRIC TRANSMISSION AND DISTRIBUTION
July 21, 1912
BOOK O, PAGE 24
BLANKET
5. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE:
PURPOSE:
RECORDED:
AUDITOR'S FILE NO.:
AREA AFFECTED:
SKAMANIA COUNTY PUBLIC UTILITIES DISTRICT NO. 1
ELECTRIC TRANSMISSION AND DISTRIBUTION
April 03, 1963
61329, BOOK 51, PAGE 186
BLANKET
6. **COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;**
RECORDED:
AUDITOR'S FILE NO.:
August 17, 1964
BOOK 53, PAGE 164
7. **COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;**
AUDITOR'S FILE NO.:
68398, BOOK J, PAGE 162
8. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE:
PURPOSE:
RECORDED:
AUDITOR'S FILE NO.:
AREA AFFECTED:
SKAMANIA COUNTY
RIGHTS OF WAY FOR PUBLIC ROADS AND COUNTY ROAD NO. 1016, DESIGNATED THE SKAMANIA LANDING ROAD
March 23, 1971
73257, BOOK 62, PAGE 728
SAID PREMISES

10. NOTICE OF FINAL DECISION AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 132502, BOOK 180, PAGE 280.

EXHIBIT "B"
 COVENANTS, CONDITIONS AND RESTRICTIONS
 CONTAINED IN
 INSTRUMENT
 RECORDED:
 AUDITOR'S FILE NO. 2015001750

EXHIBIT "B"
Exceptions
(continued)

9. **February 20, 1986**

BY-LAWS:
RECORDED:
AUDITOR'S FILE NO. 98929
AMENDMENT THERETO: AUDITOR'S FILE NO. 117222, 142005, 2011178954, 2012181451, 2013002438, 2014001283 AND 2015001672

10. **NOTICE OF FINAL DECISION AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 132502, BOOK 180, PAGE 280.**

11. **COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT; RECORDED: AUDITOR'S FILE NO. 2015001750**

12. **ADMINISTRATIVE DECISION AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2011178649. SAID DOCUMENT HAS BEEN AMENDED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2011178650.**
13. **DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**
14. **EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR PLANTING RESERVATION. (AFFECTS EASTERLY PORTION)**