AFN #2019000306 Recorded Feb 28, 2019 11:32 AM DocType: DEED Filed by: CLARK COUNTY TITLE COMPANY Page: 1 of 6 File Fee: \$104.00 Auditor Robert J. Waymire Skamania County, WA

When recorded return to:

Paul F. Petruna and Kathy Kay Petruna, husband and wife and Justin Petruna and Darcy Petruna, husband and wife 22 S Fork Road Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200 Vancouver, WA 98660

Escrow No.: 612853352

CL 12204

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance S. Dennis and Nichole R. Dennis, Husband and Wife and Christine M. Dennis, as her 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 Paul F. Petruna and Kathy Kay Petruna, husband and wife and Justin Petruna and Darcy Petruna, 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.)

Tax Parcel Number(s): 01050800010000

Subject to:

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

0105080000000

SKAMANIA COUNTY REAL ESTATE EXCISE TAX 33702

FEB 2 8 2019

SKAMANIA COUNTY TREASURER

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STATUTORY WARRANTY DEED

(continued)

Dated: February 21, 2019
Lance S. Dennis
Christine M. Dennis
Nicole R. Dennis
TYICOTE IX. DETITIES
State of WASHINGTON County of
I certify that I know or have satisfactory evidence that Lance S. Dennis 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:
Dated.
Name: Notary Public in and for the State of Residing at: My appointment expires:
State of WASHINGTON COUNTY OF SKAMANIA
I certify that I know or have satisfactory evidence that Christine M. Dennis 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; 22922019
Karlow And Selection
Name: An Charles Ann Schroeder Notary Public in and for the State of Charles Notary Public in and for the State of Charles Notary Public - OREGON COMMISSION NO. 963610 My appointment expires:
State of WASHINGTON County of SKAMANIA
I certify that I know or have satisfactory evidence that Nicole R. Dennis 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.
Name: Notary Public in and for the State of Residing at: My appointment expires: Name: Notary Public in and for the State of Commission Expires MARCH 9, 2019

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STATUTORY WARRANTY DEED (continued)

(**************************************	,
Dated: February 21, 2019	
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flow I Denn	
Lance S. Dennis	•
(ib) + m C	
Christine M. Dennis	
More R. Din	
Nicole R. Dennis	
	* E
,	4.7
State of WASHINGTON	
County of FIELL &	
I certify that I know or have satisfactory evidence that Lar before me, and said person acknowledged that he signed	d this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes men	ntioned in this instrument.
Dated: 4EBRUARY 26, 3019	· · · · · · · · · · · · · · · · · · ·
Westrie aux	THE PROPERTY OF THE PROPERTY O
Name: DESI'NUG CUYYIN GYON	DESIREE CURRINGTON Notary Public
Notary Public in and for the State of WAShing Residing at: SAANAWOUL WA	State of Washington
My appointment expires: 12-10-2019	Commission # 23333
Ci-la asiming and Ci-la asimin	My Comm. Expires Dec 10, 2
State of WASHINGTON County of SKAMANIA	
MA News 25	
I certify that I know or have satisfactory evidence that Chi	ristine M. Dennis is the person who appeared
before me, and said person acknowledged that he signed his free and voluntary act for the uses and purposes men	this instrument and acknowledged it to be
Dated; 2.29 2019	
Janes S. S.	
Name: Kathley And Charles	OFFICIAL STAMP
Notary Public in and for the State of Charles	KATHLEEN ANN SCHROEDER NOTARY PUBLIC - OREGON
Residing at: Stagton ORS 2003	COMMISSION NO. 963610
My appointment expires: (-13-265)	MY COMMISSION EXPIRES JUNE 13, 2021
State of WASHINGTON	
County of SKAMANIA CLALK	. //
I certify that I know or have satisfactory evidence that Nic	olo B. Dongin in the names who assessed
before me, and said person acknowledged that he signed	I this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes men	
Dated: 2-65-6019	<i>(222222222222222222222222222222222222</i>
Trues He	∦ TRACY SJOTHUN ∅
Name: Will Softling	NOTARY PUBLIC
Notary Public in and for the State of	STATE OF WASHINGTON COMMISSION EXPIRES
Residing at: //W/W/V/V	
My appointment expires: 3.9.2019	MARCH 9, 2019
My appointment expires: 398019	MARCH 9, 2019

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22 South Fork Road Washougal, WA 98671

Exhibit "A"

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1, NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 8. TOWNSHIP I NORTH, RANGE 5 EAST OF THE WILLAMETTE ME-RIDIAN AT A POINT LYING SOUTH 01°39'50" WEST 676.63 FEET FROM THE NORTHEAST CORNER THEROF: THENCE CONTINUING ALONG SAID LINE, SOUTH 01°39'50" WEST 593.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE CONTINUING ALONG SAID LINE. SOUTH 01°39'50" WEST, 175.00 FEET: THENCE NORTH 82°26'37" WEST, 1322.38 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°57'19" WEST. 317.56 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF THE COLLINS SHORT PLAT AS SHOWN ON THE MAP THEREOF, RECORDED IN BOOK 3 PAGE 171 OF SHORT PLATS: THENCE ALONG THE EAST LINE THEREOF NORTH 01°30'57" EAST 593.97 FEET; THENCE NORTH 89°59'11" EAST, 1635.5 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 2 29 9 Parcel# 1-5-8-106

Life KP 3/23/19
Buyer(s) Initials Date

Seller(s) Initials Date

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EXHIBIT "B"

Exceptions

Commitment No.: CL12204

TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION, ENTERED IN TO PURSUANT TO RCW 84.34 (INCLUDING POTENTIAL LIABILITY FOR FUTURE APPLICABLE TAXES, ANY SPECIAL BENEFIT ASSESSMENTS LEVIED BY LOCAL GOVERNMENTS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION):

RECORDING NO.:

BOOK E, PAGE 66

CLASSIFICATION:

FOREST LAND

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:

NORTHWESTERN ELECTRIC COMPANY **ELECTRIC TRANSMISSION AND DISTRIBUTION LINE**

PURPOSE: REDORDED:

June 4, 1912

AUDITOR'S FILE NO.: AREA AFFECTED:

BOOK N, PAGE 583

SAID PREMISES AND OTHER PROPERTY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:

NORTHWESTERN ELECTRIC COMPANY

PURPOSE:

ELECTRIC TRANSMISSION AND DISTRIBUTION LINE

RECORDED:

May 9, 1930 **BOOK W, PAGE 391**

AUDITOR'S FILE NO.: AREA AFFECTED:

SAID PREMISES AND OTHER PROPERTY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:

UNITED STATES OF AMERICA

PURPOSE:

ELECTRIC TRANSMISSION AND DISTRIBUTION LINE

AUDITOR'S FILE NO.:

BOOK 28, PAGE 572

AREA AFFECTED:

SAID PREMISES AND OTHER PROPERTY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: **PURPOSE:**

ACCESS EASEMENT

RECORDED:

February 03, 1994

AUDITOR'S FILE NO.: AREA AFFECTED:

BOOK 141, PAGE 264 SAID PREMISES

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING:

ROAD MAINTENANCE AGREEMENT

RECORDED:

October 14, 1997

BOOK 169, PAGE 918 AUDITOR'S FILE NO.:

MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 3, PAGE 171.

MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 3, PAGE 285.

PURPOSE:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: **ACCESS EASEMENT**

RECORDED:

May 21, 1998 **BOOK 177, PAGE 382**

AUDITOR'S FILE NO.: AREA AFFECTED:

SAID PREMISES

MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. 2005159381.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:

SKAMANIA COUNTY PUD RIGHT-OF-WAY EASEMENT

PURPOSE: RECORDED:

November 23, 2015

AUDITOR'S FILE NO.: AREA AFFECTED:

2015002462 SAID PREMISES

Statutory Warranty Deed (LPB 10-05) WA000059.doc / Updated: 01.11.19

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EXHIBIT "B"

Exceptions (continued)

SPECIAL EXCEPTIONS

1. General Taxes as they become due and payable

