


**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:  
 **Fidelity National Title**

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:

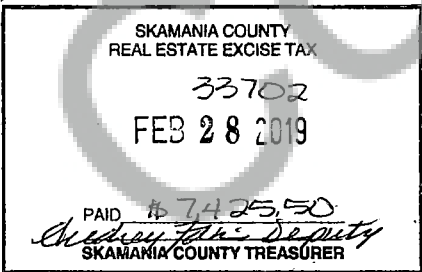
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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



STATUTORY WARRANTY DEED  
(continued)

Dated: February 21, 2019

Lance S. Dennis

Christine M. Dennis  
Christine M. Dennis

Nicole R. Dennis  
Nicole R. Dennis

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: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

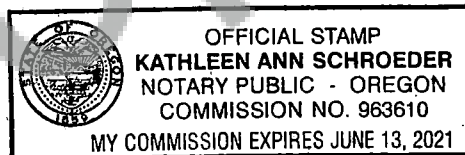
*See attached*

State of WASHINGTON *Oregon*  
County of SKAMANIA *Marion*

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: 2-29-2019

Kathleen Ann Schroeder  
Name: Kathleen Ann Schroeder  
Notary Public in and for the State of Oregon  
Residing at: Stuyton, OR 97132  
My appointment expires: 6-13-2021

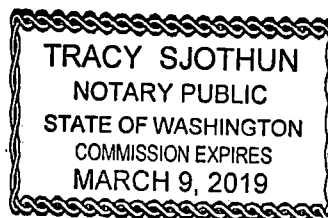


State of WASHINGTON  
County of SKAMANIA *Clark*

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.

Dated: 2-25-2019

Tracy Sjothun  
Name: Tracy Sjothun  
Notary Public in and for the State of WA  
Residing at: Vancouver  
My appointment expires: 3-9-2019



**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 21, 2019

Lance S. Dennis  
Lance S. Dennis

Christine M. Dennis  
Christine M. Dennis

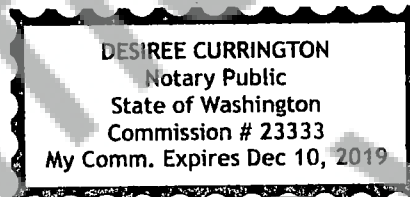
Nicole R. Dennis  
Nicole R. Dennis

State of WASHINGTON  
County of PERCE

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: February 26, 2019

Desiree Currington  
Name: Desiree Currington  
Notary Public in and for the State of Washington  
Residing at: Spokane, WA  
My appointment expires: 12-10-2019

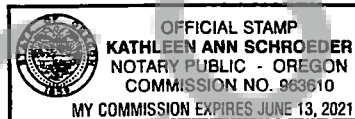


State of WASHINGTON Bellevue WA  
County of SKAMANIA MAWA

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: 2-29-2019

Kathleen Ann Schroeder  
Name: Kathleen Ann Schroeder  
Notary Public in and for the State of Oregon  
Residing at: St. George, OR 97222  
My appointment expires: June 13, 2021

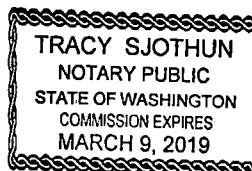


State of WASHINGTON  
County of SKAMANIA Clark

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.

Dated: 2-25-2019

Tracy Sjothun  
Name: Tracy Sjothun  
Notary Public in and for the State of WA  
Residing at: Vancouver  
My appointment expires: 3-9-2019




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 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN AT A POINT LYING SOUTH  $01^{\circ}39'50''$  WEST 676.63 FEET FROM THE NORTHEAST CORNER THEROF;  
 THENCE CONTINUING ALONG SAID LINE, SOUTH  $01^{\circ}39'50''$  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  $01^{\circ}39'50''$  WEST, 175.00 FEET;  
 THENCE NORTH  $82^{\circ}26'37''$  WEST, 1322.38 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH  $89^{\circ}57'19''$  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  $01^{\circ}30'57''$  EAST 593.97 FEET; THENCE NORTH  $89^{\circ}59'11''$  EAST, 1635.5 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 2/29/19 Parcel# 1-5-8-106
 1-5-8-100-06


  


3/23/19  
 Buyer(s) Initials Date

\_\_\_\_\_  
 Seller(s) Initials Date

**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  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE  
RECORDED: June 4, 1912  
AUDITOR'S FILE NO.: BOOK N, PAGE 583  
AREA AFFECTED: 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  
AUDITOR'S FILE NO.: BOOK W, PAGE 391  
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.: BOOK 141, PAGE 264  
AREA AFFECTED: SAID PREMISES

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: ROAD MAINTENANCE AGREEMENT  
RECORDED: October 14, 1997  
AUDITOR'S FILE NO.: BOOK 169, PAGE 918

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

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

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: ACCESS EASEMENT  
RECORDED: May 21, 1998  
AUDITOR'S FILE NO.: BOOK 177, PAGE 382  
AREA AFFECTED: SAID PREMISES

MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. 2005159381.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: SKAMANIA COUNTY PUD  
PURPOSE: RIGHT-OF-WAY EASEMENT  
RECORDED: November 23, 2015  
AUDITOR'S FILE NO.: 2015002462  
AREA AFFECTED: SAID PREMISES

**EXHIBIT "B"**

Exceptions  
(continued)

**SPECIAL EXCEPTIONS**

1. .General Taxes as they become due and payable

Unofficial  
Copy