

When recorded return to:
Arianne C. Boyer
3239 NW Skyline Blvd.
Portland, OR 97229

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
1499 SE Tech Center Pl, Suite 100
Vancouver, WA 98683

Escrow No.: 622-107341

331 23
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

MAR 18 2019

PAID 1,764.50
C. deputis
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Sudbeck and Helen Sudbeck, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Arianne C. Boyer and Nancy L. Olson, a married couple

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF **PG 3**

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 1 VIEW SP Bk 3/Pg 339

Tax Parcel Number(s): 03072540030000

Skamania County Assessor

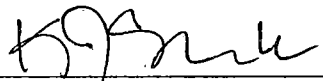
Date 3-18-19 Parcel# 03072540030000
Jm.

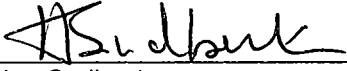
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 12, 2019

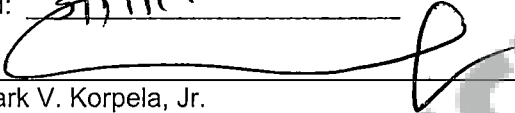


Kevin Sudbeck


Helen Sudbeck

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Kevin Sudbeck and Helen Sudbeck are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/14/19


Mark V. Korpela, Jr.
Notary Public in and for the State of Washington
Residing at: Woodland, WA
My appointment expires: February 28, 2021

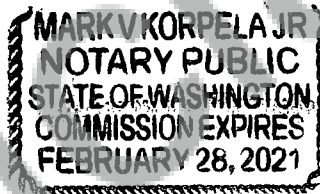


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03072540030000

A tract of land in the Southeast Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:
Lot 1 of the VIEW Short Plat, recorded in Book 3 of Short Plats, Page 339, Skamania County Records.

Skamania County Assessor

Date 3-18-19 Parcel# 03072540030000
9m

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:
For : Road Right of Way
Recorded : November 3, 1939
Book : 27
Page : 550
4. Easement, including the terms and provisions thereof:
Recorded : January 15, 1960
Book : 47
Page : 37
5. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Public Utility District No. 1 of Skamania County
Recorded : November 17, 1971
Book : 63
Page : 518
6. Easement, including the terms and provisions thereof:
For : Water Line
Recorded : May 11, 1983
Book : 82
Page : 260
7. Easement, including the terms and provisions thereof:
Recorded : May 12, 1998
Book : 176
Page : 881
8. Easement, including the terms and provisions thereof:
For : Access & Utility
Recorded : May 13, 1998
Book : 176
Page : 979
9. Roadway Association Maintenance Agreement, including the terms and provisions thereof:
Recorded : December 1, 1998
Book : 183
Page : 769
10. Site Inspection Report, including the terms and provisions thereof:
Recorded : December 1, 1998
Book : 183
Page : 772
11. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : May 18, 2000
Book : 199
Page : 355

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : June 9, 2000
Book : 199
Page : 926

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

EXHIBIT "B"

Exceptions
(continued)

Recorded : August 7, 2006
As : 2006162552

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : February 13, 2007
As : 2007164996

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : February 14, 2007
As : 2007165006

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : September 24, 2007
As : 2007167775

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : December 12, 2008
As : 2008171659

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of River View Meadow Homeowners Association.

12. Roadway Association Maintenance Agreement, including the terms and provisions thereof:
Recorded : February 15, 2007
As : 2007165017

Said Roadway Association Maintenance Agreement was amended/modified by instrument:
Recorded : August 21, 2018
As : 2018001731

13. By-Laws, including the terms and provisions thereof:
For : River View Meadow Homeowners' Association
Recorded : September 24, 2007
As : 2007167776

Said By-Laws were amended/modified by instrument:
Recorded : December 12, 2008
As : 2008171660