


When recorded return to:
Ratanawan Phurchpean and Joshua S. Mazsa
441 Mathews Road
Washougal, WA 98671

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-107051

STATUTORY WARRANTY DEED

THE GRANTOR(S) Equity First Company, Inc., a Delaware corporation
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 Joshua S. Mazsa and Ratanawan Phurchpean, a married
couple

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

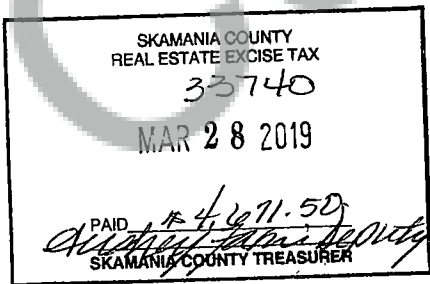
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)

N 1/2 TRACTS 3 & 4 SP 2/209

Tax Parcel Number(s): 02 05 20 0 0 0609 00 

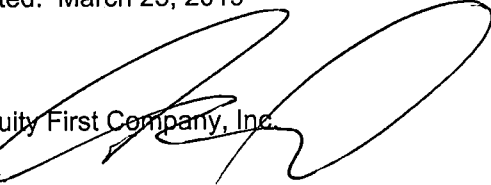
Subject to:

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



STATUTORY WARRANTY DEED
(continued)

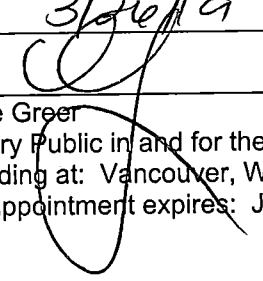
Dated: March 25, 2019


Equity First Company, Inc.
BY _____
Christopher P. Baird
Member

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Christopher P. Baird is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Equity First Company, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/26/19


Katie Greer
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: January 9, 2021

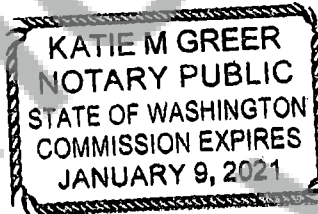



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02 05 20 0 0 0609 00

THE NORTH HALF OF TRACTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK "2" OF
SHORT PLATS, PAGE 209, SKAMANIA RECORDS.

Skamania County Assessor
Date ~~3/2/18~~ 3/28/19 Parcel # ~~25-20-609~~


Unofficial Copy

EXHIBIT "B"

Exceptions

- 1. REAL PROPERTY TAXES AND ASSESSMENTS AS THEY BECOME DUE AND PAYABLE.**
- 2. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
REGARDING: BOUNDARY LINE
RECORDED: July 27, 1998
AUDITOR'S FILE NO.: 132306, BOOK 179, PAGE 701
- 3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY,
INCLUDING JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
RECORDED: September 15, 1967
AUDITOR'S FILE NO.: 69169
- 4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
REGARDING: ROAD MAINTENANCE
RECORDED: January 28, 1993
AUDITOR'S FILE NO.: 115394, BOOK 133, PAGE 116
- 5. THE TITLE TO THE MANUFACTURED HOME HAS BEEN ELIMINATED BY INSTRUMENT**
RECORDED UNDER FILE NO. 2005155832.
- 6. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,**
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
NOTE: THE FOLLOWING IS A 24 MONTH CHAIN OF TITLE
THIS IS FOR INFORMATIONAL PURPOSES ONLY. THE FOLLOWING DEED(S) AFFECTING
SAID LAND WERE RECORDED WITHIN 24 MONTHS OF THE DATE OF THIS REPORT:
CONVEYANCES AFFECTING SAID PREMISES WITHIN THE LAST 24 MONTHS:
GRANTOR: QUALITY LOAN SERVICE CORPORATION OF WASHINGTON
GRANTEE: BANK OF AMERICA, N.A.
RECORDED: January 11, 2018
AUDITOR'S FILE NO.: 2018000079
CONVEYANCES AFFECTING SAID PREMISES WITHIN THE LAST 24 MONTHS:
GRANTOR: WHITE ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY
GRANTEE: EQUITY FIRST COMPANY, INC., A DELAWARE CORPORATION
RECORDED: August 02, 2018
AUDITOR'S FILE NO.: 2018001605
END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS