

When recorded return to:

David and Carol Matthews
~~405 Columbia Street~~ P.O. Box 315
North Bonneville, WA 98639

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.: 612854175 *CM*

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sybil R. Spradlin, 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

David Matthews and Carol Matthews, 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

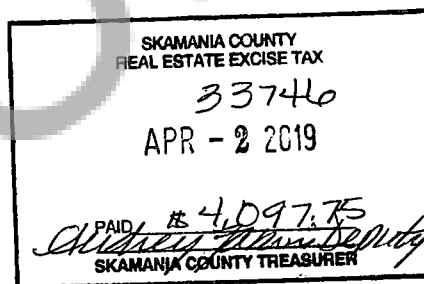
FOR EXCEPTIONS SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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

Block 4, Lot 5, Subdivision of RELOCATED NOTRH BONNEVILLE

Tax Parcel Number(s): 02071944050000 *6.C.*

4/2/19



STATUTORY WARRANTY DEED
(continued)

Dated: March 20, 2019

Sybil R. Spradlin
Sybil R. Spradlin

State of CALIFORNIA
County of Kern

I certify that I know or have satisfactory evidence that Sybil R. Spradlin 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.
her s

Dated: March 27, 2019

Cathy Garcia
Name: Cathy Garcia
Notary Public in and for the State of California
Residing at: Kern County, CA
My appointment expires: March 15, 2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02071944050000

Lot 5 of RELOCATED NORTH BONNEVILLE, according to the plat thereof, recorded in Book "B" of Plats, Page 7, and also recorded in Book "B" of Plats, Page 23, records of Skamania County, Washington.

Skamania County Assessor

Date 4/2/19 Parcel# 2-7-19-44-500
6.5.

Unofficial
Copy

EXHIBIT 'B'
EXCEPTIONS

- **REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:**

YEAR	AMOUNT	PAID	OWING
2019	\$1,474.33	\$0.00	\$1,474.33

TAX ACCOUNT NO: 02 07 19 4 4 0500 00

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

SKAMANIA COUNTY TREASURER
PO BOX 790
STEVENSON, WA 98648
509-427-3761

- **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY TOWN OF NORTH BONNEVILLE.**
- **RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:**
 - RECORDED: November 8, 1977
 - AUDITOR'S FILE NO.: 85235, BOOK 73, PAGE 762
 - RESERVING: RESERVING UNTO THE UNITED STATES OF AMERICA THE RIGHT TO GRANT EASEMENTS TO PUBLIC UTILITIES TO ERECT, CONSTRUCT, OPERATE AND MAINTAIN PUBLIC UTILITY FACILITIES ON, OVER AND UNDER THE UTILITY EASEMENTS, IF ANY, AS SHOWN ON SAID RECORDED PLAT.
- **DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**