

When recorded return to:

Lucas I. Caldwell and Camilla E. Elven, Husband
and Wife
17032 Washougal River Road
Washougal, WA 98671

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

500 E Broadway St Ste 425
Vancouver, WA 98660-3335

Escrow No.: 612851604

33755
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

APR 04 2019

PAID

9,529.25
g. dep. w. m.
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theresa S. McDermott, Individually and as surviving spouse of Stephen P. McDermott, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Lucas I. Caldwell and Camilla E. Elven, 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 *PG 3*

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

Ptn Sec 11 T2N R5E W.M.

Tax Parcel Number(s): 02051124030000

ym 4/4/19

Subject to:

1. See Attached,

Taxes as they become due and payable

STATUTORY WARRANTY DEED
(continued)

Dated: March 13, 2019

Theresa S. McDermott
Theresa S. McDermott

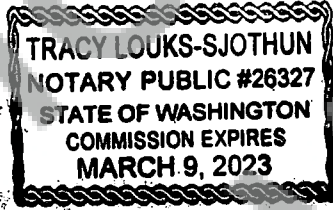
State of WASHINGTON
County of ~~SKAMANIA~~ TAS *Clark*

I certify that I know or have satisfactory evidence that Theresa S. *she*
McDermott are the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledged it to be their free and voluntary act for the uses and *TAS*
purposes mentioned in this instrument. *Not TAS*

Dated: 4/13/2019

Tracy Louks Sjothun

Tracy Louks-Sjothun
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: March 9, 2023



Unofficial Copy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051124030000

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 11, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter; thence North 3° 43' 51" East to the South right of way line of Washougal River Road No. 1106, as traveled and established January 1, 1979; thence following said Southerly right of way in a Northeasterly direction to a point which intersects with the North right of way line of the Mabee Mines Road as traveled and established January 1, 1979; thence Southwesterly along North right of way line of Mabee Mines Road to a point on the South line of the Northwest quarter of the Southeast quarter of Section 11, Township 2 North, Range 5 East of the Willamette Meridian; thence South 89° 38' 44" West 250 feet, more or less, to the Southwest corner of the Northwest quarter of the Southeast quarter and the True Point of Beginning.

EXCEPT County Roads.

Skamania County Assessor

Date 4-4-19 Parcel# 0251124030000

JM

Unpaid taxes for the year 2019
 Original Amount : \$5,114.29
 Account No. : 02-05-11-2-4-0300-00
 Land Use/DOR : 11

TAX PAYMENT: Minimum, 1st half must be paid by April 30th or interest will be added.

Unpaid taxes for the year 2018
 Unpaid balance : \$3,015.26, plus interest and fees, if any

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Easement, including the terms and provisions thereof:

Recorded : July 24, 1980
 Book : 78
 Page : 481
 Re-recorded : August 11, 1980
 Book : 78
 Page : 543

Easements and matters as shown on the Survey:

Recorded : January 21, 1993
 Book : 3
 Page : 106

Parties in possession or claiming to be in possession, other than the vestees shown herein. For the purpose of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exemption may be taken to such matters.

Statutory liens for labor or materials, including liens for contributions due to the State of Washington for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage whereon notice of such liens appear of record.