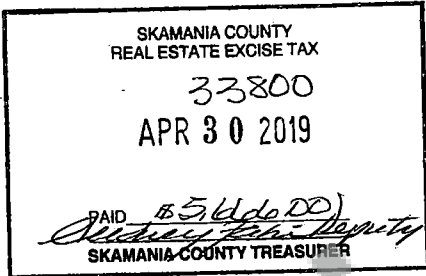


When recorded return to:
Sean P. Callaghan and Sarah A. Callaghan,
husband and wife
16533 Washougal River Road
Washougal, WA 98671

Filed for record at the request of:

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

Escrow No.: 622-104254



STATUTORY WARRANTY DEED

THE GRANTOR(S) Vickie A. Higuera, a married woman in her individual capacity and Dennis L. Pickett, a married man in his individual capacity, as joint tenants in common
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 Sean P. Callaghan and Sarah A. Callaghan, 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.)

LOT 14 HIDEAWAY ON THE WASHOUGAL BLK A / PG 151

Tax Parcel Number(s): 02051422010700 *ym 4/30/19*

Subject to:

1. Taxes and Assessments as they become due and payable.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Washougal River.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Washougal River.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Washougal River.

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of HIDEAWAY ON THE WASHOUGAL Book A, Page 151.
See recorded plat for details

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 : January 26, 1994
Book : 141
Page : 83

STATUTORY WARRANTY DEED
(continued)


Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Duggan Falls Water System, a Washington non-profit corporation.

Dated: April 23, 2019

Vickie A. Higuera
Vickie A. Higuera
Dennis L. Pickett by Vickie A. Higuera,
his Attorney-in-Fact
Dennis L. Pickett by Vickie A. Higuera, his Attorney-in-Fact

State of WASHINGTON
County of Clark

I certify that I know or have satisfactory evidence that on 4-29-19 before me, personally appeared Vickie A. Higuera known to me to be the individual described in and who executed the foregoing instrument for himself/herself and also as Attorney in Fact for Dennis L. Pickett and acknowledged that he/she signed as his/her free and voluntary act and deed and also as said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and said principal is now living and not insane.


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

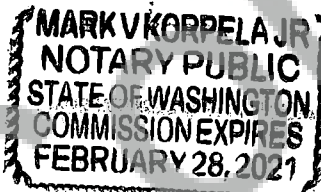


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051422010700

Lot 14 of HIDEAWAY ON THE WASHOUGAL, according to the Plat thereof, recorded in Book 'A' of Plats, page 151, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 4-20-19 Parcel# 02051422010700
jm

Unofficial
Copy