

2019-001731

09/16/2019 02:33 PM



00001074201900017310030031

When recorded return to:

LeeAnn Peniche Rosenbarger and Thomas G.
Rosenbarger
22660 SE Stark Street
Gresham, OR 97030

Filed for record at the request of:



Fidelity National Title

COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612857989

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger M. Christal, as his 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 LeeAnn Peniche Rosenbarger and Thomas G. Rosenbarger, wife and husband

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.)

NW ¼ OF SW ¼ SEC 26, T2N, R5E, W.M.

Tax Parcel Number(s): 02-05-26-0-0-1500-00 

Subject to:

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

Dated: September 13, 2019

Roger M. Christal by Lori Christal his atty in fact
Roger M. Christal by Lori Christal, his attorney in fact

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
34076
SEP 16 2019

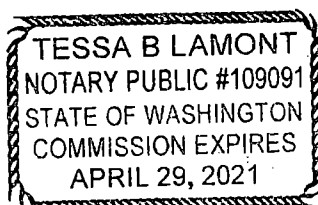
State of Washington

County of Clark

PAID 4,372.50
cg deputy
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Lori Christal is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Roger M. Christal to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 13, 2019



Tessa B. LaMont

Tessa B. LaMont

Notary Public in and for the State of Washington

Residing at: Battle Ground, WA

My appointment expires: April 29, 2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-05-26-0-0-1500-00

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

BEGINNING at a point on the section line between Sections 26 and 27, Township 2 North, Range 5 East of the Willamette Meridian, which point is 992.6 feet South of the Quarter Section corner common to Sections 26 and 27; running thence South 67 degrees 53 minutes East, 307.5 feet to a point on the meander line of the Washougal River, which point is the true place of beginning; running thence North 67 degrees 53 minutes West, 307.5 feet to a point on the section line between Sections 26 and 27; running thence South 242.7 feet along said section line to a point on the meander line of the Washougal River; thence Easterly and Northerly along the meander line of the Washougal River to the true place of beginning.

Skamania County Assessor

Date 9-16-19 Parcel # 2-5-26-1500
[Signature]

EXHIBIT "B"
Exceptions

1. Property taxes as due and payable
2. 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 the WASHOUGAL RIVER.
3. 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.
4. 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 the WASHOUGAL RIVER.
5. 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 the WASHOUGAL RIVER.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
7. Well Agreement and Easement, including the terms and provisions thereof:
Recorded : September 21, 1983
Book : 82
Page : 701
8. Easement, including the terms and provisions thereof:
Recorded : October 25, 1993
Book : 138
Page : 989
9. Easement, including the terms and provisions thereof:
Recorded : October 25, 1993
Book : 139
Page : 1
10. Easement, including the terms and provisions thereof:
Recorded : October 25, 1993
Book : 139
Page : 11