

2019-001860

09/30/2019 03:36 PM



When recorded return to:

Victor Compher and Chaney Compher, a married couple and Leonard Compher and Sylvia Compher, a married couple
71 Thuja Narrow
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.: 622-108316

STATUTORY WARRANTY DEED

THE GRANTOR(S) David L. Smith, an unmarried man and Shy S. Bourgeois, an unmarried woman, who acquired title as, David L. Smith and Susan Y. Smith, husband and wife

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 Victor Compher and Chaney Compher, a married couple and Leonard Compher and Sylvia Compher, 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 **Pg 5**

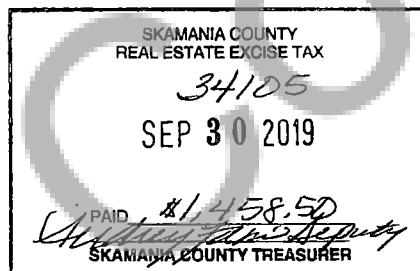
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Sec 19 T2N R5E W.M.

Tax Parcel Number(s): 02-05-19-0-0-0101-00

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2019

David L. Smith

Shy S. Bourgeois

Shy S. Bourgeois

State of: _____
County of: _____

I certify that I know or have satisfactory evidence that David L. Smith 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.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of: _____
County of: _____

I certify that I know or have satisfactory evidence that Shy S. Bourgeois is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

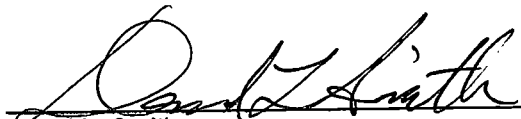
Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

**See Attached
Notarial Document**

STATUTORY WARRANTY DEED
(continued)

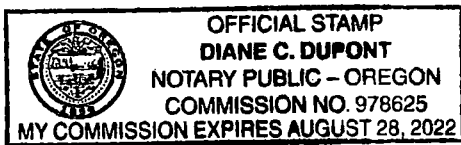
Dated: September 26, 2019

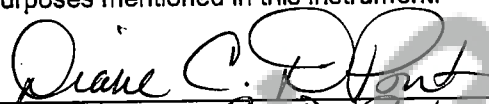

David L. Smith

Shy S. Bourgeois

State of: Oregon
County of: Lincoln

I certify that I know or have satisfactory evidence that David L. Smith 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.
Dated: 9-27-2019




Name: Diane C. Dupont
Notary Public in and for the State of Oregon
Residing at: Dallas, Oregon
My appointment expires: 8-28-2022

State of:
County of:

I certify that I know or have satisfactory evidence that Shy S. Bourgeois is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

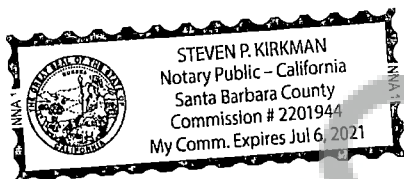
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Barbara)

On September 27, 2019 before me, Steven P. Kirkman, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Shy Bourgeois
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Steven P. Kirkman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: 9/20/19 Number of Pages: 2
Signer(s) Other Than Named Above: David L. Smith

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-05-19-0-0-0101-00

The Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, EXCEPT that portion thereof lying within the following described tract:

Beginning at the Northwest corner of the North Half of the Northeast Quarter of the said Section 19; thence South 440 feet; thence east 1,480 feet; thence North 440 feet; thence West 1,480 feet to the point of beginning.

FURTHER EXCEPTING the South 130 feet of the West 160 feet of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian.

Skamania County Assessor

Date 9-30-19 Parcel# 2-5-19-101

(BW)

Unofficial Copy

EXHIBIT "B"
Exceptions

Taxes and Assessments as they become due and payable.

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:

Granted to : Pacific Power and Light Company
Recorded : May 24, 1940
Book : 28
Page : 74

Easement, including the terms and provisions thereof:

Granted to : Public Utility District No. 1 of Skamania County, Washington
Recorded : November 16, 1970
Book : 62
Page : 368

Easement, including the terms and provisions thereof:

Recorded : February 22, 1972
Book : 63
Page : 770

Easement, including the terms and provisions thereof:

Recorded : April 23, 1980
Book : 78
Page : 146

Easements and matters as disclosed by the Survey:

Recorded : January 30, 2002
Book : 3
Page : 420

The above survey discloses encroachment of constructed wire fence along the Northerly boundary line and encroachment of portable items along Easterly boundary line.