


When recorded return to:
Lara J. Monroe and David C. Powell
1132 Cedar Falls Road
Washougal, WA 98671

Skamania County, WA **2019-001893**
Total: \$107.50
DEED 10/03/2019 01:13 PM
Pgs=5
Request of: COLUMBIA GORGE TITLE

00001285201900018930050057

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Pl, Suite 100
Vancouver, WA 98683

Escrow No.: 622-115203 **LD**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott S. Johnson and Genevieve G. Johnson, 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 Lara J. Monroe, an unmarried person and David C. Powell, an
unmarried person

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF **PA 3**

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

Lot 7 River Edge Acres S/D BK B/PG 96

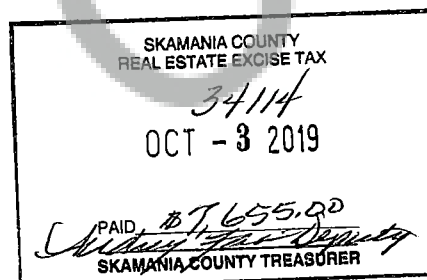
Tax Parcel Number(s): 02052600170600 **W**

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Skamania County Assessor

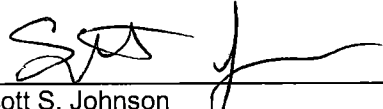
Date 10/3/19 Parcel# 02052600170600

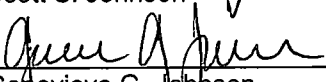
W



STATUTORY WARRANTY DEED
(continued)

Dated: October 2, 2019



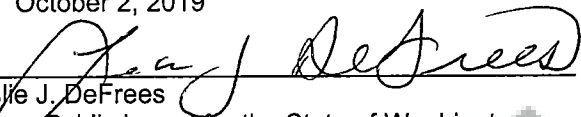
Scott S. Johnson


Genevieve G. Johnson

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Scott S. Johnson and Genevieve G. Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 2, 2019



Leslie J. DeFrees
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: July 15, 2020

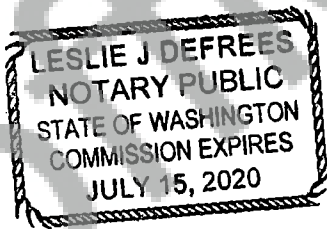


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052600170600

Lot 7 of the RIVER EDGE ACRES, according to the recorded Plat thereof, recorded in Book B of Plats, Page 96, in the county of Skamania, State of Washington.

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EXHIBIT "B"

1. 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.
2. 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.
3. 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.
4. 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.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. Mineral Reservations, including the terms and provisions thereof:
Recorded : July 29, 1966
Book : 56
Page : 157
Assigned to Dean Busschau:
Recorded : January 19, 2011
As : 2011177523
7. Mineral Reservations, including the terms and provisions thereof:
Recorded : April 1, 1985
Book : 84
Page : 432
Assigned to BRP LLC:
Recorded : August 30, 2010
As : 2010176270
The effect, if any, of a Quit Claim Deed:
Recorded : January 19, 2011
As : 2011177522
8. Easement, including the terms and provisions thereof:
Recorded : February 16, 1996
Book : 155
Page : 484
9. Easement, including the terms and provisions thereof:
Recorded : October 15, 1997
Book : 169
Page : 966

10. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating 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 : June 1, 1998

Book : 177

Page : 775

11. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of RIVERS EDGE ACRES Book B, Page 96.

12. Taxes and assessments as they become due and payable.

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