

When recorded return to:
Rodney P. Nylund
Nylund Homes, Inc.
PO BOX 230
Brush Prairie, WA 98606

Filed for record at the request of:

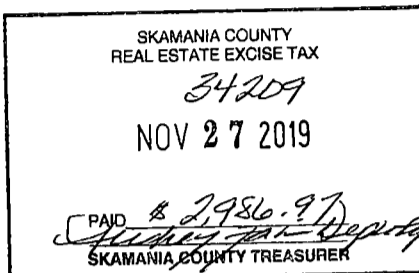


CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-116000

S19-06382M



STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark F. Baker, a single person

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 Nylund Homes, Inc., a Washington corporation

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 4

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

Tax/Map ID(s):

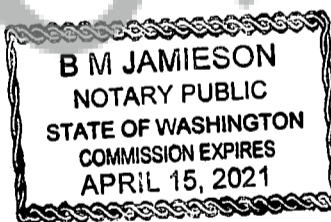
Lot 12 WHISPERING HILLS RIVER ESTATES Bk A/Pg 130

Tax Parcel Number(s): 02051510030400,

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 25, 2019

Mark F. Baker



State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Mark F. Baker 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: 11/26/2019


B.M. Jamieson
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: April 15, 2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051510030400

Lot 12, WHISPERING HILLS RIVER ESTATES, according to the plat thereof, recorded in Book 'A' of Plats, Page 130, Skamania County, State of Washington.

Skamania County Assessor

Date 11-27-19 Parcel# 25-15-1-304


Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become 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. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the
recorded plat of Whispering Hills River Estates.
See recorded plat for details
7. 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 : September 10, 1959
Book : 30
Page : 183
8. Easement, including the terms and provisions thereof:
Recorded : June 10, 1959
Book : 46
Page : 145

EXHIBIT "B"
Exceptions

9. 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 : November 21, 1990
Book : 121
Page : 478

Said Conditions and Restrictions set forth above contain, amongst other things, levies and assessments of Duggan Falls Water System.