

When recorded return to:  
Brittany Lynn Bennett-Delgado and Carlos Arturo  
Delgado  
121 Country View Drive  
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.: 622-118111

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry M. McClanahan and Kristin E. McClanahan, 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 Brittany Lynn Bennett-Delgado and Carlos Arturo Delgado, 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.)

Lot 1 ~~PORSCH~~ SP Bk 3/Pg 69

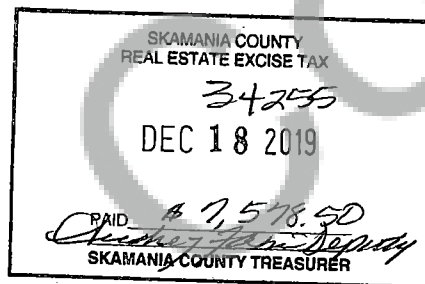
Tax Parcel Number(s): 01050640070200 *h*

Skamania County Assessor

Date: 12/18/19 Parcel# 01-05-06-4-0-070200

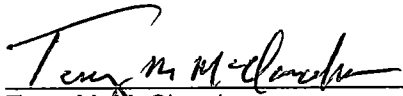
Subject to:

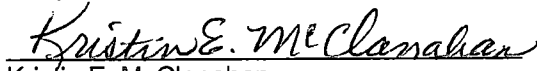
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 10, 2019

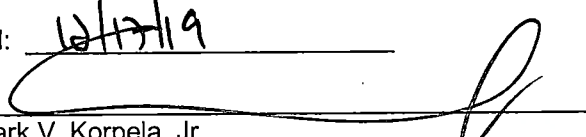
  
Terry M. McClanahan

  
Kristin E. McClanahan

State of WASHINGTON  
County of ~~SKAMANIA~~ *Clark*

I certify that I know or have satisfactory evidence that Terry M. McClanahan and Kristin E. McClanahan 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: 12/17/19

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

MARK V KORPELA JR  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
FEBRUARY 28, 2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 01050640070200**

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A parcel of land located in Lot 1 WARD ACRES ANNEX, according to the plat thereof, recorded in Book A of Plats, Page 152, records of Skamania County, in the State of Washington, described as: Lot 1 of PROSCH Short Plat, as recorded in Book 3 of Short Plats, Page 69, Skamania County Records.

Unofficial  
Copy

## EXHIBIT "B"

### Exceptions

1. Taxes and Assessments as they become due and payable.
2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WARD ACRES SUBDIVISION Book A, Page 152.  
See recorded plat for details
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of PROSCH Short Plat Book 3, Page 69.  
See recorded plat for details
4. Easement, including the terms and provisions thereof:  
Recorded : September 19, 1980  
Book : 78  
Page : 709
5. Declaration of Covenant, including the terms and provisions thereof:  
Recorded : July 31, 1984  
Book : 83  
Page : 747