



When recorded return to:  
Timothy A. Hay and Stacy J. Hay  
24109 NE 214th Ct  
Battle Ground, WA 98604

Filed for record at the request of:  
**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612859878  
**CL15b53**

**STATUTORY WARRANTY DEED**  
Fulfillment

THE GRANTOR(S)

TERRY L. ANSHUTZ AND RANDALL L. ANSHUTZ, *each as their 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

Todd W. Shelley and April L. Shelley, husband and wife

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.) *Full Legal on Page 2*

Lot 1, Subdivision of 4 PEAKS SUBDIVISION, BOOK B, PAGE 61

Tax Parcel Number(s): 07060820010000 *(DW)*

Subject to:

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

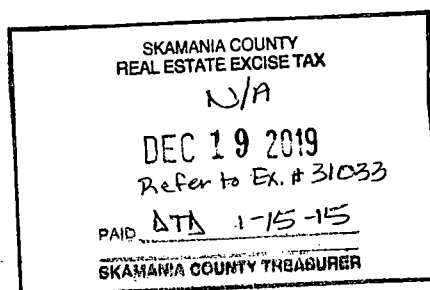
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 13, 2015 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on January 14, 2015, receipt number 31033.

Dated: *12/17/19*

*Terry L. Anshutz*  
Terry L. Anshutz

*Randall L. Anshutz*  
Randall L. Anshutz



# STATUTORY WARRANTY DEED

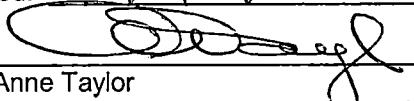
Fulfillment  
(continued)

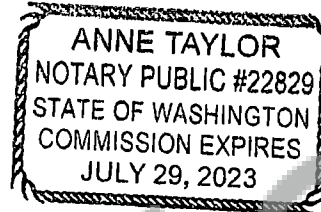
State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that <sup>Ⓢ</sup> Terry L. Anshutz and Randall L. Anshutz 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

  
Anne Taylor  
Notary Public in and for the State of Washington  
Residing at: Vancouver, WA  
My appointment expires: July 29, 2023



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 07060820010000

LOT 1 OF 4 PEAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK  
"B"  
OF PLATS, PAGE ~~64~~ 60, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County/Assessor  
Date 12/19/19 Parcel# 7-6-8-2-100  
6.5,

Unofficial  
Copy

## **EXHIBIT "B"**

### **Exceptions**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year .
2. **RIGHT OF SPIRIT LAKE RELOCATION ASSOCIATION TO LEVY AND COLLECT ASSESSMENTS AS PROVIDED FOR IN ARTICLES OF INCORPORATION AND BY-LAWS.**
3. **AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: RIGHT OF WAY THEREON FOR DITCHES OR CANALS  
CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES ACT  
OF AUGUST 30, 1890, 26 STAT. 391, 43 U.S.C. 945**
4. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
AREA AFFECTED: SOUTHERLY 30 FEET AND PORTION OF CUL-DE-SAC  
AUDITOR'S FILE NO.: 93758, BOOK 80, PAGE 972**

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
RECORDED: October 30, 1984  
AUDITOR'S FILE NO.: 98439**

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
RECORDED: May 29, 1987  
AUDITOR'S FILE NO.: 103234**

**AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: ROAD MAINTENANCE  
RECORDED: November 29, 2004  
AUDITOR'S FILE NO.: 2004155382**

**DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,  
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**

**LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN  
DESCRIBED FROM ANY PUBLIC ROAD.**