

When recorded return to:
Justin Sean Smith and Nicole Ruby Smith
11009 NE 124th Avenue
Vancouver, WA 98682

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-119247

STATUTORY WARRANTY DEED

THE GRANTOR(S) Homer Ballos and Claudia Timmerman, 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 Justin Sean Smith and Nicole Ruby Smith, 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

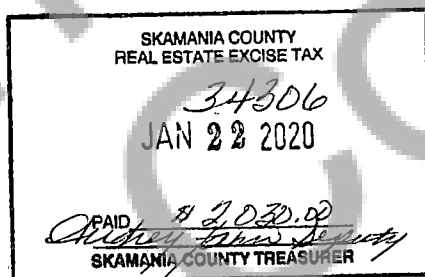
Abbreviated Legal: (Required if full legal not inserted above.)

LOTS 6 & 18 4-PEAKS BK B PG 60

Tax Parcel Number(s): 07060820060000, 07060820180000

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2020

Homer Ballos
Homer Ballos
Claudia Timmerman
Claudia Timmerman

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Homer Ballos and Claudia Timmerman 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: 01/21/2020
B.M. Jamieson
B.M. Jamieson
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: April 15, 2021

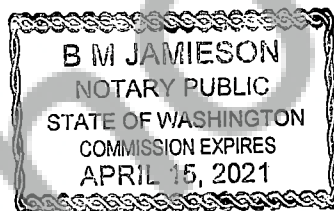


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07060820060000 and 07060820180000

Lots 6 and 18 of the 4 Peaks Subdivision, according to the recorded plat thereof, recorded in Book B of Plats, Page 60, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 1-22-20 Parcel# 7-6-8-2-600
7-6-8-2-1800

Unofficial
Copy

EXHIBIT "B"

Exceptions
(continued)

1. Taxes and Assessments as they become due and payable.
2. The interests, rights and privileges of both the United States and Burlington Northern Railroad Company, as set forth in that certain Easement, including the terms and provisions thereof:
Recorded : January 13, 1982
Book : 80
Page : 972
3. Reservations of Rights of Way for Ditches or Canals, as reserved in Patent, including the terms and provisions thereof:
Recorded : October 30, 1984
Book : 84
Page : 53
4. Declaration of Covenants, including the terms and provisions thereof:
Recorded : May 19, 1987
Book : 105
Page : 325
5. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of 4 PEAKS SUBDIVISION, Book B / Page 60.
See recorded plat for details
6. Easement Deed and Agreement, including the terms and provisions thereof:
Granted to : Spirit Lake Relocation Association, a Washington nonprofit corporation
Recorded : November 23, 2004
As : 2004155367
7. Easement Deed and Agreement, including the terms and provisions thereof:
Granted to : Spirit Lake Relocation Association, a Washington nonprofit corporation
Recorded : November 29, 2004
As : 2004155382
8. Easement, including the terms and provisions thereof:
Granted to : Spirit Lake Relocation Association, a Washington nonprofit corporation
Recorded : September 26, 2016
As : 2016001986
9. We are unable to ascertain from the records if the premises herein described has a means of ingress and egress to and from a legally dedicated road or highway, and for this reason, such rights cannot be insured.