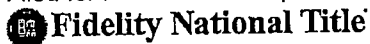




When recorded return to:
Rebecca and Vince Pellegrini
81 Stephanie Lane
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612856372 *CM*

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Alfred Tucker, as his 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
Rebecca Pellegrini and Vincent Pellegrini, wife and husband

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

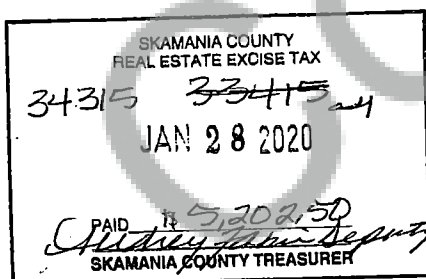
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot 2, Short Plat 3/225

Tax Parcel Number(s): 02053000110800 *(P)*

SUBJECT TO EXHIBIT 'B' ATTACHED HERE TO AND MADE A PART HEREOF



STATUTORY WARRANTY DEED
(continued)

Dated: January 14th, 2020

John Alfred Tucker
John Alfred Tucker

State of Idaho
County of Bonneville

I certify that I know or have satisfactory evidence that John Alfred Tucker 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: January 15, 2020

Kylie Wheeler
Name: Kylie Wheeler
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

KYLIE WHEELER
COMMISSION NO. 70028
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/12/23

Unofficial Copy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053000110800

Lot 2 of the Amended Johnson Short Plat, recorded in Book 3 of Short Plats, Page 225, Skamania County Records.

Except that Portion lying within a strip of land 60.00 feet in width, the center line of which is described as the North-South centerline of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of said Section 30.

Skamania County Assessor

Date 1-28-20 Parcel# 2-5-30-1108



Unofficial
Copy

EXHIBIT 'B'

- REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

SKAMANIA COUNTY TREASURER
PO BOX 790
STEVENSON, WA 98648
509-427-3761

- UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY CITY OF WASHOUGAL.
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD MAINTENANCE
RECORDED: August 06, 1997
AUDITOR'S FILE NO.: 128887, BOOK 167, PAGE 970
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ADDENDUM TO SHORT PLAT
RECORDED: June 11, 1993
AUDITOR'S FILE NO.: BOOK 135, PAGE 871
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD MAINTENANCE
RECORDED: February 14, 1992 and January 28th, 1994
AUDITOR'S FILE NO.: BOOK 127, PAGE 370 AND BOOK 141, PAGE 153
- EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR INGRESS, EGRESS AND UTILITIES. (AFFECTS NORTH 50 FEET)
- EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR INGRESS, EGRESS AND UTILITIES. (AFFECTS EAST 30 FEET)
- DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
- THE TITLE TO THE 1994 MODULINE MANUFACTURED HOME HAS BEEN ELIMINATED BY INSTRUMENT RECORDED UNDER FILE NO. 121246, BOOK 147, PAGE 433.
- MANUFACTURED HOME AFFIDAVIT OF AFFIXATION AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2009172837.