

When recorded return to:
Andrew Howard and Alanna Howard
3031 Skye Road
Washougal, WA 98671

Skamania County, WA
Total: \$105.50
DEED
Pgs=3
Request of: COLUMBIA GORGE TITLE
2020-000240
01/30/2020 03:17 PM
00002519202000002400030032

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-118969

SKAMANIA COUNTY REAL ESTATE EXCISE TAX 34325 JAN 30 2020 PAID 5,337.50 by deputy SKAMANIA COUNTY TREASURER
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STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Phillips and Cheyenne Phillips, 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 Andrew Howard and Alanna Howard, 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.)

Lot 40 SKAMANIA HIGHLANDS Bk A/Pg 140

Tax Parcel Number(s): 02051920011200,

Skamania County Assessor

Date 1-30-20 Parcel# 02051920011200
Ym

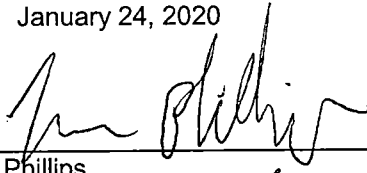
Subject to:

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 SKAMANIA HIGHLANDS Book A, Page 140.
See recorded plat for details
3. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Pacific Power & Light Company, a Main corporation
Recorded : May 24, 1940
Book : 28
Page : 76
4. 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 : March 23, 1977
Book : 72
Page : 416

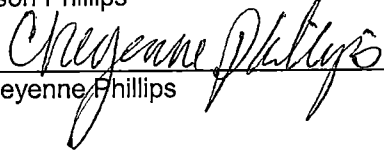
STATUTORY WARRANTY DEED

(continued)

Dated: January 24, 2020



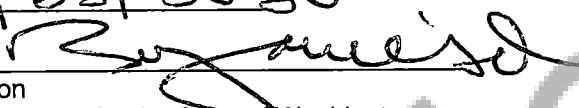
Jason Phillips



Cheyenne Phillips

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Jason Phillips and Cheyenne Phillips 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: 1/28/2020


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): 02051920011200

Lot 40 of SKAMANIA HIGHLANDS, according to the plat thereof, recorded in Book 'A' of Plats, Page 140, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 1.30.20 Parcel# 02051920011200
JM

Unofficial
Copy