

**WHEN RECORDED RETURN TO:**

Michael + Karen Simmons  
P.O. Box 1073  
Carson WA 98610

Skamania County, WA  
Total: \$155.50  
DEED  
Pgs=3

**2020-000777**

04/02/2020 08:26 AM

Request of: MICHEAL &amp; KAREN SIMMONS



00003187202000007770030032

**DOCUMENT TITLE(S)**

Statutory Bargain and Sale Warranty Deed + Exhibit A  
**REFERENCE NUMBER(S)** of Documents assigned or released:

SBSWD ①  
Exhibit A ②

☐ Additional numbers on page 1+2 of document.**GRANTOR(S):**

John + Renee Kaufman

☐ Additional names on page 1 of document.**GRANTEE(S):**

Michael + Karen Simmons

☐ Additional names on page 1 of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 20, Boulder Ridge Estates Subdivision, recorded Dec 29, 09  
as Auditor No. 2009-174613, in the County of Skamania and  
☐ Complete legal on page 1 of document. State of Washington

**TAX PARCEL NUMBER(S):**

03-75-01-4-0-2000-00 ym 4-1-2020

☐ Additional parcel numbers on page 1 of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

**I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.**

Company Name: \_\_\_\_\_

Signature/Title: Karen L. Smith 3-31-2020

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

34444

APR - 1 2020

PAID \$1,533.75

SKAMANIA COUNTY TREASURER

When recorded return to:

Michael & Karen Simmons  
72 Kek Road  
PO Box 1073  
Carson, WA 98610

Read, Accepted and Approved

By: [Signature]

By: [Signature]

## Statutory Bargain and Sale Warranty Deed

File for Record at request of  
John and Renee Kaufman  
Michael and Karen Simmons

**THE GRANTOR John B. Kaufman and Renee L. Kaufman, Husband and Wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **THE GRANTEE Michael S. Simmons and Karen L. Simmons, Husband and Wife** the following described real estate, situated in the County of **Skamania**, State of **Washington**.

*Lot 20, BOULDER RIDGE ESTATES SUBDIVISION, recorded December 29, 2009 as Auditor No. 2009-174613, in the County of Skamania and State of Washington.*

SUBJECT TO SPECIAL EXCEPTIONS. See attached Exhibit "A"

Tax Parcel Number: **03-75-01-4-0-2000-00**

Skamania County Assessor

STATE OF Washington

COUNTY OF Skamania SS:

Date 4-1-20 Parcel# 03 7501 4020000  
Jm

Dated 3-30-2020

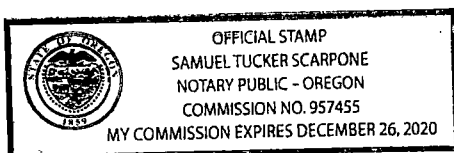
Dated 3/30/2020

John B. Kaufman [Signature]

Renee L. Kaufman [Signature]

I certify that I know or have satisfactory evidence that John B. Kaufman and Renee L. Kaufman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-30-2020



[Signature]  
Oregon  
Notary Public in and for the State of Washington

Residing at 12400 SE Sunnyside Rd  
Clackamas, Washington Oregon

My appointment expires: 12-26-2020

## EXHIBIT A

### SUBJECT TO SPECIAL EXCEPTIONS:

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets and roads.

Revised and Combined Road Maintenance and Storm Water Drainage Agreement, including the terms and provisions thereof:

Recorded : December 29, 2009  
As : 2009174614

The above Agreement was modified and/or amended by document:

Recorded : August 30, 2012  
As : 2012181407

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BOULDER RIDGE ESTATES SUBDIVISION.

See recorded plat for details

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating 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 : January 21, 2010  
As : 2010174749

Easement, including the terms and provisions thereof:

For : Ingress, egress & utilities  
Granted to : SDS Company, LLC, a Washington limited liability company  
Recorded : January 21, 2010  
As : 2010174751  
Affects : See recorded document for location  
AND Correction  
Recorded : August 20, 2012  
As : 2012181406

Easement and Maintenance Agreement, including the terms and provisions thereof:

For : Ingress and egress  
Recorded : May 6, 2010  
As : 2010175421

Said instrument was:

Re-recorded : May 20, 2010  
As : 2010175539