

When recorded return to:
Duane O. Colvard and Ingrid L. Colvard
183 Flint Way
Carson, WA 98610

Skamania County, WA
Total: \$107.50
DEED
Pgs=5
Request of: CHICAGO TITLE
2020-000869
04/16/2020 01:50 PM
00003299202000008690050055

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-119616

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clifford F. McGuire, Trustee of The Clifford F. McGuire 2008 Trust dated 2008
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 Duane O. Colvard and Ingrid L. Colvard, 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

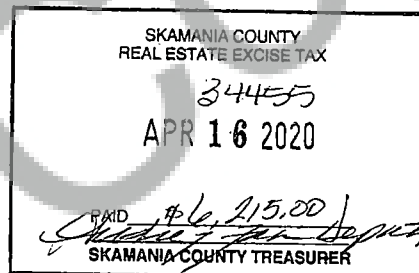
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 10 Book B, Page 90

Tax Parcel Number(s): 03082931011300 *2m 4/16/2020*

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: April 10, 2020

The Clifford F. McGuire 2008 Trust dated 2008

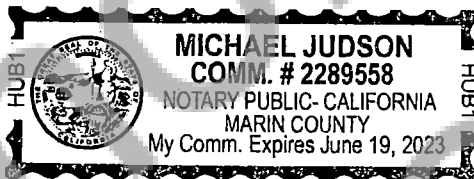
BY: Clifford F. McGuire
Clifford F. McGuire
Trustee

State of California
County of Marin

I certify that I know or have satisfactory evidence that Clifford F. McGuire is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The Clifford F. McGuire 2008 Trust dated 2008 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/13/2020

Michael Judson
Name: Michael Judson
Notary Public in and for the State of California
Residing at: Marin County
My appointment expires: 6/19/23



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin)

On April 13, 2020 before me, Michael Judson, Notary Public
(insert name and title of the officer)

personally appeared Clifford F McGuire
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

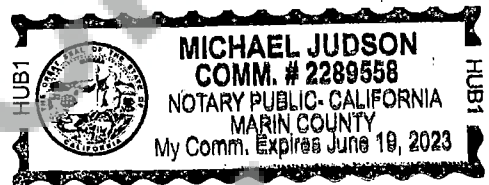


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03082931011300

Lot 10 of the WIND RIVER ESTATES SUBDIVISION, according to the plat thereof, recorded in Book B of Plats, page 90, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 4-16-20 Parcel# 03082931011300
sm

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. 2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WIND RIVER ESTATES I BK B/PG 90-95.
See recorded plat for details
3. Easement, including the terms and provisions thereof:
For : Utilities
Recorded : August 3, 1914
Book : P
Page : 54
4. Easement, including the terms and provisions thereof:
For : Pipeline
Recorded : January 4, 1955
Book : 49
Page : 430
5. Easement, including the terms and provisions thereof:
For : Transmission Lines and access
Recorded : April 23, 1963
Book : 51
Page : 225
6. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : August 12, 1997.
Book : 168
Page : 156
7. 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 : August 12, 1997
Book : 168
Page : 160
8. Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utilities
Recorded : September 30, 1998
Book : 181
Page : 837
9. 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 : June 8, 2001
Book : 210
Page : 894