

Skamania County, WA  
Total: \$107.50  
DEED  
Pgs=5

2020-001134

05/19/2020 11:48 AM

Request of: TONY CHRISTENSEN AND CYNTHIA P EAYRS

00003612202000011340060063

When recorded return to:  
Tony Christensen and Cynthia P. Eayrs  
16420 SE McGillivray Blvd, STE103 BOX 362  
Vancouver, WA 98683

Filed for record at the request of:

**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612861602

CL15787

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle C. Dickerson and Katie L. Dickerson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Tony Christensen, \_\_\_\_\_ and Cynthia P.  
Eayrs, each as their separate estate

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 4 of short plats AFN# 2006160363

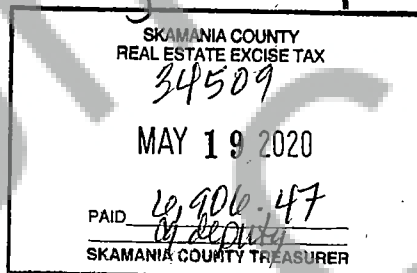
Tax Parcel Number(s): 02053120120000

Subject to:

GS

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

Full legal on page 3



**STATUTORY WARRANTY DEED**  
(continued)

Dated: 5/8/2020

[Signature]  
\_\_\_\_\_  
Kyle C. Dickerson

[Signature]  
\_\_\_\_\_  
Katie L. Dickerson

State of WASHINGTON  
County of SKAMANIA

I certify that I know or have satisfactory evidence that Kyle C. Dickerson and Katie L. Dickerson 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: 5-8-2020

[Signature]  
Name: Judy F. Ross  
Notary Public in and for the State of WA  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

NOTARY PUBLIC  
STATE OF WASHINGTON  
JUDY F. ROSS  
MY COMMISSION EXPIRES  
JUNE 26, 2022

EXHIBIT "A"

LOT 4 OF THE MALONEY SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 2006160363, RECORDS OF SKAMANIA COUNTY AUDITOR.

ALSO THAT PORTION OF LOT 3 OF THE MALONEY SHORT PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH  $89^{\circ}43'50''$  EAST, ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 130.00 FEET; THENCE SOUTH  $01^{\circ}57'06''$  WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 327.10 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH  $89^{\circ}30'26''$  WEST, ALONG SAID SOUTH LINE, 28.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE WASHOUGAL RIVER ROAD; THENCE NORTH  $59^{\circ}58'28''$  WEST, ALONG SAID SOUTH LINE AND SAID SOUTH LINE RIGHT OF WAY LINE, 85.52 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT OF WAY LINE, NORTH  $30^{\circ}01'32''$  EAST, 5.00 FEET; THENCE NORTH  $65^{\circ}54'47''$  WEST, 31.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE LEAVING SAID SOUTH LINE AND SAID SOUTH RIGHT OF WAY LINE, NORTH  $02^{\circ}05'39''$  EAST, ALONG SAID WEST LINE, 266.95 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 5/19/20 Parcel # 2-5-31-2-1200  
G.S.

## EXHIBIT "B"

### Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year .
2.  

<b>EASEMENT AND THE TERMS AND CONDITIONS THEREOF:</b>	<b>NORTHWESTERN ELECTIC COMPANY, A WASHINGTON CORPORATION</b>
<b>GRANTEE:</b>	
<b>PURPOSE:</b>	<b>ELECTRIC TRANSMISSION AND DISTRIBUTION</b>
<b>RECORDED:</b>	<b>November 08, 2029</b>
<b>AUDITOR'S FILE NO.:</b>	<b>BOOK W, AGE 286</b>
<b>AREA AFFECTED:</b>	<b>SAID PREMISES</b>
3.  

<b>EASEMENT AND THE TERMS AND CONDITIONS THEREOF:</b>	<b>PACIFIC POWER AND LIGHT COMPANY, A CORPORATION</b>
<b>GRANTEE:</b>	
<b>PURPOSE:</b>	<b>ELECTRIC TRANSMISSION AND DISTRIBUTION</b>
<b>RECORDED:</b>	<b>February 20, 1931</b>
<b>AUDITOR'S FILE NO.:</b>	<b>BOOK W, PAGE 568</b>
<b>AREA AFFECTED:</b>	<b>SAID PREMISES</b>
4.  

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MATTERS  
SET FORTH  
BY SURVEY:  
BOOK/PAGE  
OF  
SURVEYS:
5.  

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MATTERS  
SET FORTH  
BY SURVEY:  
BOOK/PAGE  
OF  
SURVEYS:
6.  

<b>AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:</b>	<b>ROAD MAINTENANCE AGREEMENT</b>
<b>REGARDING:</b>	
<b>AUDITOR'S FILE NO.:</b>	<b>2006160364</b>
7.  

<b>AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:</b>	<b>ROAD MAINTENANCE AGREEMENT</b>
<b>REGARDING:</b>	
<b>RECORDED:</b>	<b>June 16, 2006</b>
<b>AUDITOR'S FILE NO.:</b>	<b>2006161979</b>
8.  

<b>EASEMENT AND THE TERMS AND CONDITIONS</b>	<b>INGRESS, EGRESS AND UTILITIES</b>
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**EXHIBIT "B"**

Exceptions  
(continued)

THEREOF:  
PURPOSE:  
AUDITOR'S FILE NO.: 2006161980  
AREA AFFECTED: SAID PREMISES  
2006162932

MATTERS SET  
FORTH BY  
SURVEY:  
AUDITOR'S FILE  
NO:  
2010176208

COVENANTS,  
CONDITIONS  
AND  
RESTRICTIONS  
CONTAINED IN  
INSTRUMENT;  
AUDITOR'S  
FILE NO.:

9.  
2010176209

COVENANTS,  
CONDITIONS  
AND  
RESTRICTIONS  
CONTAINED IN  
INSTRUMENT;  
AUDITOR'S  
FILE NO.:

SHARED WELL USERS  
AGREEMENT

AGREEMENT AND THE  
TERMS AND CONDITIONS  
THEREOF:  
REGARDING:  
AUDITOR'S FILE NO.: 2010176210

EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR INGRESS,  
EGRESS AND UTILITIES. (AFFECTS SOUTH PORTION)

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE  
RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.