



When recorded return to:
Craig C. Richards, Jr. and Laura Richards
211 Jennifer Way
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612863737

Title #: S20-0208KM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Low and Cathy Marie Low, Trustees of The Gregory and Cathy Low Revocable Living Trust dated June 26, 2017

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Craig C. Richards, Jr. and Laura Richards, 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

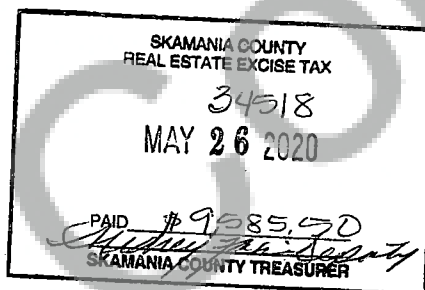
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 11, RIVERSIDE ESTATES BK B/PG 44 & 45

Tax Parcel Number(s): 02052930150000

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2020

The Gregory and Cathy Low Revocable Living Trust dated June 26, 2017

BY: _____

Gregory Low
Trustee

BY: _____

Cathy Marie Low
Trustee

State of WASHINGTON

County of _____

I certify that I know or have satisfactory evidence that Gregory Low and Cathy Marie Low are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of The Gregory and Cathy Low Revocable Living Trust dated June 26, 2017 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____

Notary Public in and for the State of WA

Residing at: _____

My appointment expires: 5/29/23

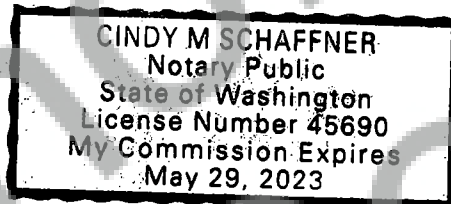


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052930150000

Lot 11, RIVERSIDE TRACTS, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page 44 and 45, in the County of Skamania, State of Washington.

Skamania County Assessor

Date: 5-26-20 Parcel# 25-29-3-1500
(80)

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Washougal River.
3. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Washougal River.
4. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Washougal River.
5. 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 27, 1980
Book: 78
Page: 48

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded: December 9, 1985
Book: 85
Page: 421

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded: March 21, 1994
Book: 142
Page: 15

Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of RIVERSIDES ESTATES Homeowners Association.
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of RIVERSIDE ESTATES Book B / Pages 44 & 45.
See recorded plat for details