



**When recorded return to:**  
Lukas Johnson and Casey Johnson  
2572 Belle Center Road  
Washougal, WA 98671

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 622-122817

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy C. Druckenmiller, an unmarried person  
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 Lukas Johnson and Casey Johnson, 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.)

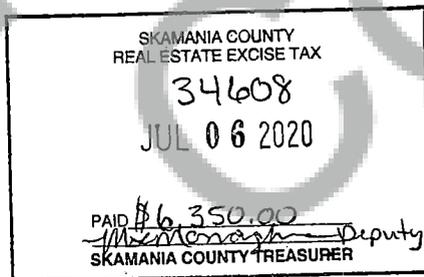
Lot 3 of the WARD ACRES ANNEX subdivision, according to the recorded plat thereof, recorded  
in

Book 'A' of Plats, Page 152, in the County of Skamania, State of Washington.

Tax Parcel Number(s): 01-05-06-4-0-0705-00

Subject to:

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



STATUTORY WARRANTY DEED

(continued)

Dated: June 18, 2020

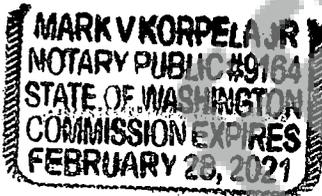
Nancy C. Druckenmiller  
Nancy C. Druckenmiller

State of WASHINGTON  
County of ~~SKAMANIA~~ Clark

I certify that I know or have satisfactory evidence that Nancy C. Druckenmiller is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-1-2020

Mark V. Korpela Jr  
Name: Mark V. Korpela Jr  
Notary Public in and for the State of WA  
Residing at: Wood Lake  
My appointment expires: 2-28-21



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 01-05-06-4-0-0705-00**

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Lot 3 of the WARD ACRES ANNEX subdivision, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 152, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 7/6/20 Parcel# 1-5-6-4-0-705  
G.S.

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**EXHIBIT "B"**  
Exceptions

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 WARD ACRES ANNEX Bk A/Pg 152.  
See recorded plat for details
3. Easement, including the terms and provisions thereof:  
Recorded : August 1, 1978  
Book : 75  
Page : 192
4. Administrative Decision, including the terms and provisions thereof:  
Recorded : April 28, 2011  
As : 2011178152

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