

When recorded return to:

Jennifer Boss
232 Flint Way
Carson, WA 98610

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-125641

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip Paul Frank and Danelle L. Frank, husband and wife

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 Jennifer Boss, *a married woman as her 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

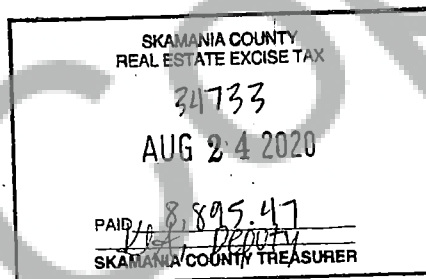
Abbreviated Legal: (Required if full legal not inserted above.) *pg 4*

LOT 12 WIND RIVER ESTATES I BK B/PG 90-95

Tax Parcel Number(s): 03082931011500 *2m 8/24/2020*

Subject to:

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



STATUTORY WARRANTY DEED

(continued)

Dated: August 13, 2020

Philip Paul Frank
Philip Paul Frank

Danelle L. Frank
Danelle L. Frank

State of
County of

I certify that I know or have satisfactory evidence that Danelle L. Frank is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

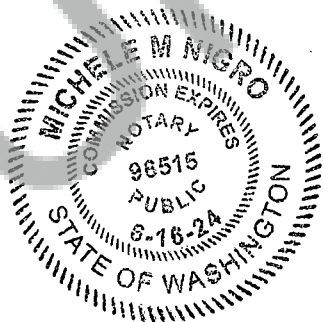
Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of WASHINGTON
County of Clark

I certify that I know or have satisfactory evidence that Philip Paul Frank is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/20/2020

Michele M. Nigro
Name: Michele M. Nigro
Notary Public in and for the State of WA
Residing at: 1000 1st St NW
My appointment expires: 10/6/2024



STATUTORY WARRANTY DEED
(continued)

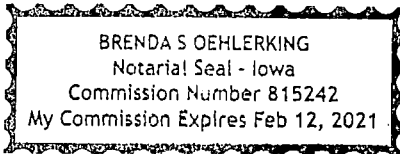
Dated: August 13, 2020

Philip P. Frank
Philip Paul Frank
Danelle L. Frank
Danelle L. Frank

State of IA
County of Woodbury

I certify that I know or have satisfactory evidence that Danelle L. Frank is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 17, 2020

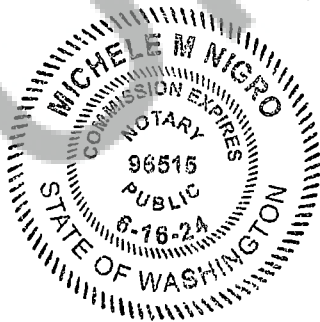


Brenda S. Oehlerking
Name: Brenda S. Oehlerking
Notary Public in and for the State of Iowa
Residing at: Woodbury
My appointment expires: 02-12-2021

State of WASHINGTON
County of Clallam

I certify that I know or have satisfactory evidence that Philip Paul Frank is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/20/2020



Michele M. Nigro
Name: Michele M. Nigro
Notary Public in and for the State of WA
Residing at: 1000 1st St, WA
My appointment expires: 8-16-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03082931011500

Lot 12 of the Wind River Estates Subdivision, according to the recorded plat thereof, recorded in Book 'B', Page 90, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 8-24-20 Parcel# 03082931011500

gm

Unofficial
Copy

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 Wind River Estates Subdivision.
See recorded plat for details
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Carson View Acres Short Plat.
See recorded plat for details
4. Easement, including the terms and provisions thereof:
For : Utilities
Recorded : August 3, 1914
Book : P
Page : 54
5. Easement, including the terms and provisions thereof:
For : Pipeline
Recorded : January 4, 1956
Book : 40
Page : 430
6. Easement, including the terms and provisions thereof:
For : Transmission Line and Access Road
Recorded : April 23, 1963
Book : 51
Page : 225
7. Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utility
Recorded : September 30, 1998
Book : 181
Page : 837
8. 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
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 : 294
10. Agreement, including the terms and provisions thereof:
Regarding : Road Maintenance
Recorded : August 12, 1997
Book : 168
Page : 156