

When recorded return to:  
Julie Wolfe  
1559 Delmar Rd  
Oceanside, CA 92057

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.: 612866775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Colver James, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to  
Julie Wolfe

the following described real estate, situated in the County of Skamania, State of Washington:

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

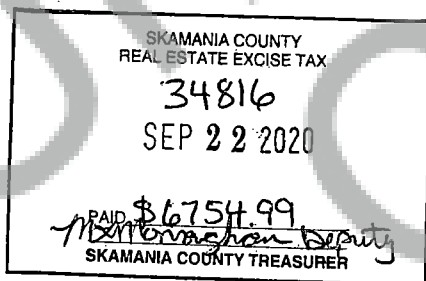
Abbreviated Legal: (Required if full legal not inserted above.)

NW 1/4 SECTION 1, T2N, R7E, WM

Tax Parcel Number(s): 02070120070000 *Im 9/22/20*

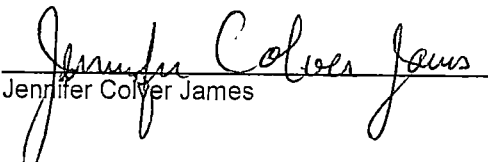
SUBJECT TO:

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



STATUTORY WARRANTY DEED  
(continued)

Dated: September 8, 2020

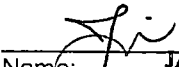
  
Jennifer Colver James

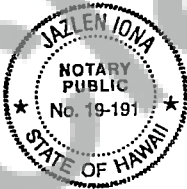
State of HAWAII

County of HAWAII

I certify that I know or have satisfactory evidence that Jennifer Colver James 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: SEP 08 2020

  
Name: JAZLEN IONA  
Notary Public in and for the State of HAWAII  
Residing at: WAIKOLOA, HI  
My appointment expires: MAY 12 2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02070120070000**

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See Attached Exhibit 'A' hereto attached and made a part thereof

Unofficial  
Copy

EXHIBIT "A"

BEGINNING AT A POINT ON THE NORTH LINE OF THE HIGHWAY THROUGH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, THAT WAS KNOWN PRIOR TO AUGUST 24, 1937 AS STATE HIGHWAY NO. 8, WHICH IS 300 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AFORESAID AND 235 FEET SOUTH OF THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE GRANTORS BY F. M. MCKELVEY BY DEED DATED MAY 23, 1939;

THENCE FROM SAID POINT SOUTH 63°24' WEST 463.66 FEET ALONG THE NORTH LINE OF THE ABOVE MENTIONED HIGHWAY TO THE INITIAL POINT OF THE TRACT HEREBY CONVEYED;

THENCE FROM SAID INITIAL POINT NORTH 18°02' WEST 290.4 FEET;

THENCE SOUTH 71°58' WEST 150 FEET;

THENCE SOUTH 18°02' WEST 290.4 FEET TO THE NORTHERLY LINE OF THE HIGHWAY;

THENCE NORTH 71°58' EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY 150 FEET TO THE INITIAL POINT OF SURVEY.

Skamania County Assessor

Date 7-22-20 Parcel# 02070120070000  
ym

**EXHIBIT 'B'**  
**SPECIAL EXCEPTIONS**

**REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.**

**NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:**

**SKAMANIA COUNTY TREASURER  
PO BOX 790  
STEVENSON, WA 98648  
PHONE: 509-427-3761**

**RIGHTS OF THE PUBLIC, IN AND TO THAT PORTION LYING WITHIN THE ROAD.**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**PURPOSE: WATER LINES  
RECORDED: April 01, 1930  
AUDITOR'S FILE NO.: BOOK W, PAGE 354  
AREA AFFECTED: SAID PREMISES**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTEE: THE UNITED STATES OF AMERICA  
PURPOSE: FLOWAGE  
RECORDED: March 06, 1937  
AUDITOR'S FILE NO.: BOOK 2, PAGE 208  
AREA AFFECTED: SAID PREMISES**

**AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**REGARDING: SEWER LINE  
RECORDED: November 22, 1996  
AUDITOR'S FILE NO.: BOOK 160, PAGE 969**