

2020-003406

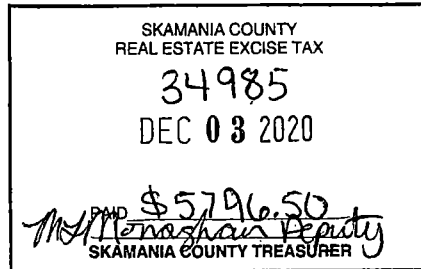
12/03/2020 02:50 PM



00006313202000034060040042

AFTER RECORDING MAIL TO:

Kaitlynn Johnston
311 Carleton Rd
Washougal, WA 98671



Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4283-3595122 (KC)**

Date: **November 22, 2020**

Grantor(s): **Luke O'Conner and Lisa O'Conner**

Grantee(s): **Kaitlynn Johnston**

Abbreviated Legal: **Lot 3 Carleton Heights Sp Bk3/Pg 273**

Additional Legal on page: \

Assessor's Tax Parcel No(s): **02053300010300**

THE GRANTOR(S) Luke O'Conner and Lisa O'Conner for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Kaitlynn Johnston, an unmarried woman**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

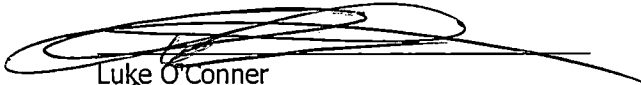
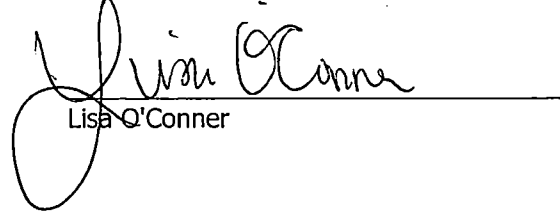
A tract of land in the Northeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the CARLETON HEIGHTS Short Plat, recorded in Book 3 of Short Plats, Page 273, Skamania County Records.

Skamania County Assessor

Date 12-3-20 Parcel# 02053300010300
jm

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

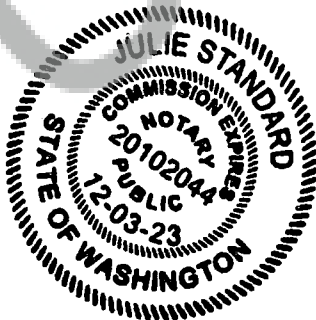

Luke O'Conner

Lisa O'Conner

STATE OF Washington)
COUNTY OF Skamania)-ss)

I certify that I know or have satisfactory evidence that **Luke O'Conner and Lisa O'Conner**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-24-2020 

Notary Public in and for the State of Washington
Residing at: Vanouver
My appointment expires: 12-3-23



Owners Affidavit

File No: 4283-3595122

Date: November 24, 2020

STATEMENT UNDER OATH REGARDING POSSESSION AND REPAIRS OR ALTERATIONS

Given to **First American Title Insurance Company** and its duly authorized agent, where the policy is issued by that agent, in consideration of their issuance of a policy or policies of title insurance.

Regarding Property described in Commitment for Title Insurance Report No: 4283-3595122

UNDER OATH I state that:

1. At this date, there are no parties in possession or with rights to possession or with any future right to possession of the property, or if there are parties in possession (identify below) , no such party has a right or option to purchase the property except:

If none, check here ☒

Note: if there are any outstanding leases, please attach to this affidavit.

2. At this date, there is no pending litigation or disputes regarding the property lines, boundaries or corners, except:

If none, check here ☒

3. No repairs or alterations have been made to the property during the 90 days preceding this statement, except:
Sheetrock Patch/Paint - Laundry room.

If none, check here ☐

4. I/We have not received notice from any governing municipality for future assessments or taxes which would result in a lien on said property, except:

If none, check here ☒

5. I/We have not entered into any agreements for recording rights over, under and across said property other than those shown in the commitment, except:

If none, check here ☒

6. I have not purchased on credit, or borrowed against any crops, or any fixtures attached to the building and have no knowledge of any security agreement with money still owing on any fixtures attached to the building and I have no knowledge of any financing statements that may affect any real or personal property included in this sale, EXCEPT; (list here such outstanding purchases made on credit if any)

If none, check here ☒

7. Except as set forth in the Commitment, the Undersigned has not encumbered the property, suffered assumed or agreed to any mortgages, Deeds of Trust, judgments, tax liens, easements or other encumbrances which still affect the real property, except:

If none, check here ☒

8. At this date, there are no pending proceedings in bankruptcy or receivership which have been instituted by or against the undersigned, except:

If none, check here ☒

I/We make the statements in this Affidavit to induce **First American Title Insurance Company** to issue its extended form policy(s) of title insurance relative to said real property.

I/We further agree to indemnify and defend **First American Title Insurance Company**, or its agent, and save you harmless from any loss you may sustain as a result of issuing your Policy of Title Insurance based upon the above representations, and agree that, in case you or your insured is named in a suit based upon facts which are inconsistent to the above representations, we will pay, at our own expense, any resulting judgment and all costs and attorney' fees associated therewith.

Dated: 11/25/2020

Lisa O'Connor
Owner

Owner