



00007104202100003400030039

When recorded return to:

Daniel Lefco  
Katherine Lefco  
509 NE Fargo Street  
Portland, OR 97212

## STATUTORY WARRANTY DEED

CL18678

The Grantor, **Gabriel P. Spencer and Maria P. Spencer, husband and wife**  
for and in consideration of **Ten Dollars and other valuable consideration**  
in hand paid, conveys, and warrants to **Daniel Lefco and Katherine Lefco, husband and wife**  
the following described real estate, situated in the County of Skamania, State of Washington:

**SEE ATTACHED EXHIBIT "A"**

Abbreviated Legal: **Lot 4, of SOBELLA SHORT PLAT**

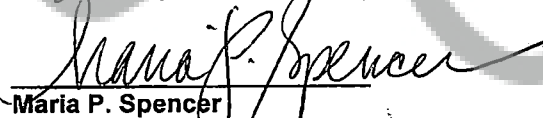
*6.9*

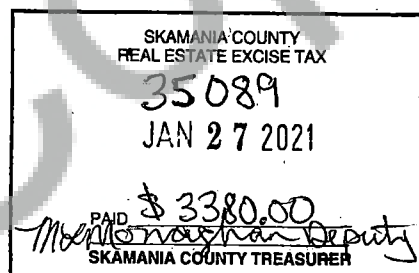
Tax Parcel Numbers(s): **03 07 24 0 0 1104 00**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: 1-25-2021

  
Gabriel P. Spencer

  
Maria P. Spencer



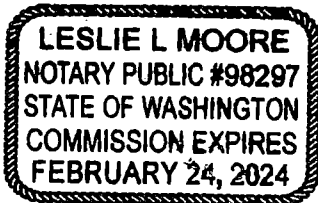
STATE OF WASHINGTON

} ss.

COUNTY OF Skamania

I certify that I know or have satisfactory evidence that **Gabriel P. Spencer and Maria P. Spencer** is/are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/25/2021



Leslie L Moore  
Signature of Notary  
Printed Name Leslie L Moore  
Notary Public in and for the State of Washington  
Residing at Carson  
My appointment expires: 2/24/2024

**EXHIBIT "A"**  
**Parcel ID # 03072400110400**

**LOT 4 OF THE SOBELLA SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2007166402,  
RECORDS OF SKAMANIA COUNTY, WASHINGTON.**

**TOGETHER WITH:**

**A ten foot easement for waterline construction and maintenance across the parcel described below  
and referenced as parcel number 03752400050000.**

**ALSO TOGETHER WITH:**

**An easement for ingress egress and utilities 20' in width across the parcel described below and  
referenced as parcel number 03752400050000 as it lays today.**

**ALSO TOGETHER WITH:**

**A separate easement for utilities following an alignment to be determined by Skamania PUD across  
the parcel described below and referenced as parcel number 03752400050000.**

**Parcel 03752400050000 (Servient estate):**

Those portions of Lot 10 in Section 24 and Lot 3 in Section 25, all in Township 3 North, Range 7-1/2  
East of the Willamette Meridian. Beginning at the intersection of the center of Wolf Creek with the  
west line of said Lot 10; thence south along the west lines of said sections 24 and 25 to the  
intersection with the center of Ivelot Road as constructed on August 18, 1921; thence following the  
center of Ivelot road as then constructed in a North-easterly direction to the intersection with the  
north line of said Lot 3; thence east along the north line of said lot 3 to the center of Wolf Creek;  
thence following the center of wolf Creek in a northwesterly direction to the point of beginning; said  
tract containing 15 acres, more or less.

**Skamania County Assessor**

Date 2-7-21 Parcel # 3-7-24-1104  
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