



**When recorded return to:**

Katrin L. Crum and Richard Owen Crum and Kellie  
Cameron McGuire and Lowell Rodney McGuire  
PO Box 864  
Kalama, WA 98625

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612870882

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ronald Peck and Karen C. Peck, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Kellie C McGuire and Lowell R McGuire, wife and husband and  
Katrin L. Crum and Richard O Crum, wife and husband

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.)

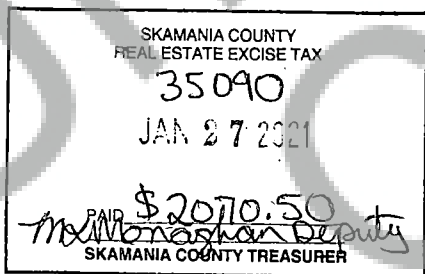
Lot 2 CAMERON SP Bk 3/Pg 44

Tax Parcel Number(s): 03073620140000



Subject to:

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



STATUTORY WARRANTY DEED  
(continued)

Dated: January 20, 2021

Ronald Peck

Ronald Peck

Karen C. Peck

Karen C. Peck

State of WASHINGTON  
County of SKAMANIA

I certify that I know or have satisfactory evidence that Ronald Peck and Karen C. Peck 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: 01-25-2021

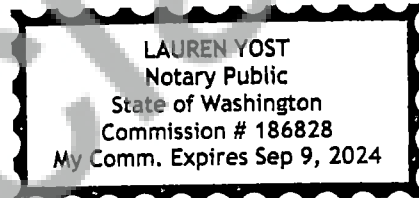
Lauren Yost

Name: Lauren Yost

Notary Public in and for the State of WA

Residing at: Ridgfield

My appointment expires: Sept 9 2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 03073620140000**

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A parcel of land located in Lot 4, HOVES ORCHARD HOMES, according to the plat thereof, recorded in Book 'A' of Plats, Page 77, records of Skamania County, Washington, described as follows:

Lot 2 of the CAMERON Short Plat, recorded in Book 3 of Short Plats, Page 44, records of Skamania County, Washington.

ALSO starting at a point 495 feet North of the center of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North 37.5 feet; thence South 36° 08' East 123 feet; thence South 21° 47' East 159 feet; thence West 19 feet; thence North 28° 05' West 237 feet to the Point of Beginning.

ALSO a strip of land 20 feet in width along the Easterly side of the following described line to-wit:

Beginning at a point on the centerline East and West of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, 264 feet East of the center of said Section 36; thence North 27° 52' West to intersection with the Northerly line of that tract of land described in Deed from J.A. Hughes to Charles Ziegler, et ux, recorded at Page 47, Book 'U' of Deeds, records of Skamania County, Washington, for road purposes.

Skamania County Assessor

Date 1-27-21 Parcel# 3-7-36-2-1400



**EXHIBIT "B"**  
Exceptions

1. Taxes and assessments as they are due.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of HOVES ORCHARD HOMES Book A, Page 77.  
See recorded plat for details
4. Easement, including the terms and provisions thereof:  
Recorded : February 6, 1956  
Book : 41  
Page : 94
5. Easement, including the terms and provisions thereof:  
Recorded : April 26, 1989  
Book : 113  
Page : 698
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CAMERON Short Plat, Book 3, Page 44.  
See recorded plat for details
7. Ordinance, including the terms and provisions thereof:  
Recorded : December 9, 2004  
As : 2004155544