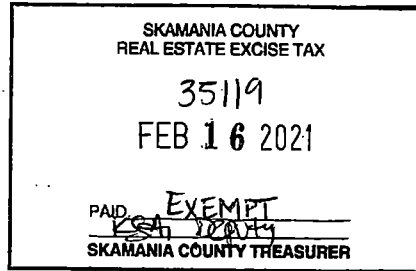


2021-000529

02/16/2021 01:15 PM



After recording return to:  
Thomas A. Hackett  
NW Legacy Law, P.S.  
1003 Officers Row  
Vancouver, WA 98661



## Warranty Deed

**Grantors:** Dean Ludwig and Robin Ludwig, husband and wife

**Grantee:** Robin Frey Ludwig, Trustee of the Robin Frey Ludwig Trust dated May 2, 1997

**Abbreviated Legal:** Lot 4 of Rushing Water Estates Short Plat

**APN:** 02053230110800 *DLW*

Skamania County Assessor

Date 2/16/21 Parcel# 25323-1108

Dean Ludwig and Robin Ludwig, husband and wife, Grantors, for and in consideration of \$0 in hand paid, conveys and warrants all of their undivided interest to Robin Frey Ludwig, Trustee of the Robin Frey Ludwig Trust dated May 2, 1997, Grantee, in the real property located at 81 Brown Road situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

A tract of land in the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the Rushing Water Estates Short Plat, Recorded in Auditor's File No. 2005157512, Skamania County Records.

Subject to covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

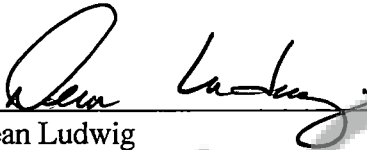
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.


*[Remainder of page left blank intentionally.]*

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

Dated: February 2, 2021.

Grantors:

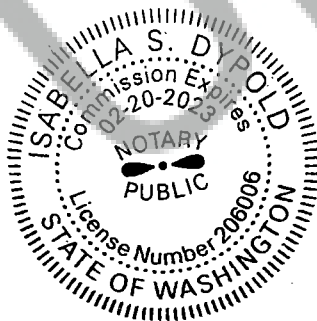
  
\_\_\_\_\_  
Dean Ludwig


  
\_\_\_\_\_  
Robin Ludwig

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF CLARK     )

I certify that I know or have satisfactory evidence that Dean Ludwig and Robin Ludwig 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 the instrument.

Dated: February 2, 2021.



  
\_\_\_\_\_  
Notary Public for the State of Washington  
Isabella S. Dypold  
My commission expires February 20, 2023