



When recorded return to:
Carrie McElheney
820 H Street
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-141429

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L. Heggins, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Carrie McElheney, a single woman

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 1 Hidecho SP BL 3 / Pg 380

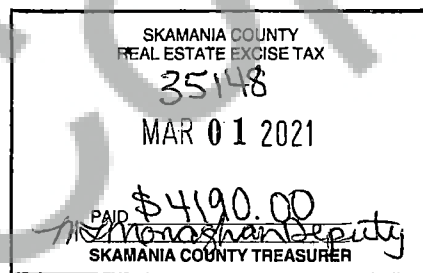
Tax Parcel Number(s): 02053300020000

Subject to:

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

Dated: February 10, 2021

James L. Heggins



State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that James L. Heggins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12 February 2021

Name: Alisa S Jamison
Notary Public in and for the State of Washington
Residing at: Tacoma, WA 98401, US
My appointment expires: 2-21-2021

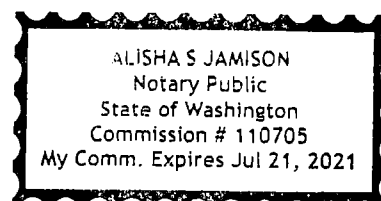


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053300020000

A tract of land in the Northwest 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 1 HIDEHO Short Plat, recorded in Book 3 of Short Plats, Page 380, Skamania County Records.

Skamania County Assessor

Date 3/1/21 Parcel# 2-5-33-200
DO

Unofficial Copy

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Northwestern Electric Company, a Washington corporation
Recorded : September 4, 1940
Book : 28
Page : 141
3. Declaration of Easement and Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : June 25, 1999
Book : 190
Page : 713
4. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of HIDEHO Short Plat Book 3, Page 380.
See recorded plat for details.
5. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : December 29, 2000
Book : 205
Page : 625
6. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : December 29, 2000
Book : 205
Page : 625