



When recorded return to:
Patricia Leovy
21 Cathmar Park Lane
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-138552

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Saucedo, 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 Patricia Leovy, an unmarried person

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.) *Ptn Sec 34, TAN, RSEUM.*

Tax/Map ID(s):

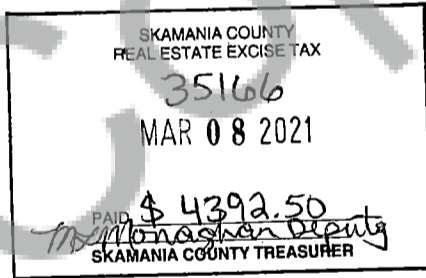
Tax Parcel Number(s): 02053420040200, *(DM)*

Subject to:

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

Dated: February 19, 2021

Josh Saucedo
Joshua Saucedo



State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Joshua Saucedo 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: *2-22-21*

Loretta O'Hearn
Name: *Loretta O'Hearn*
Notary Public In and for the State of *WA*
Residing at: *Ridgefield*
My appointment expires: *11/21/21 11/21/24*

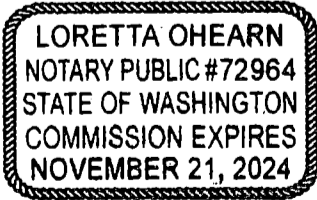


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053420040200

JS

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 00° 40' 49" West along the East line of said subdivision 454.74 feet; thence South 77° 12' 20" West 51.40 feet to a point on the South edge of a 60 foot wide driveway, being the initial point of the parcel hereby described; thence continuing South 77° 12' 20" West along the South edge of said 60 foot wide driveway 291.95 feet; thence South 08° 06' 30" East to intersection with the North edge of the right of way of the Washougal River Road as conveyed to Skamania County by Deed recorded under Auditor's File No. 70977; thence Northeasterly along the North edge of the right of way of said Washougal River Road to a point which bears South 11° 59' 08" East from the true point of beginning; thence North 11° 59' 08" West 86.32 feet to the initial point of the tract hereby described.

Skamania County Assessor

Date 3/8/21 Parcel# 2-5-34-2-402

DM

EXHIBIT "B"

1. Taxes and Assessments as they become due and payable.
2. The County Tax Roll indicates personal property in the form of a Mobile Home on subject property and all matters specifically related thereto are hereby excepted.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. Easement, including the terms and provisions thereof:
Granted to : Northwestern Electric Company
Recorded : September 4, 1940
Book : 28
Page : 141
5. Easement, including the terms and provisions thereof:
Recorded : August 14, 1970
Book : 61
Page : 957
6. Easement, including the terms and provisions thereof:
Recorded : February 29, 1972
Book : 63
Page : 809

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