



When recorded return to:
Lary DeLoach and Jill DeLoach
3288 S 15th Street
Ridgefield, WA 98642

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-145681

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Farran and Elizabeth Farran, husband and wife
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 Lary DeLoach and Jill DeLoach, a married couple

the following described real estate, situated in the County of Clark, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

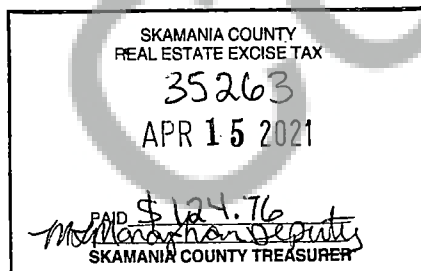
Clark County: #14 SEC 13 T2N R4EWM

Skamania County: Sec 18, T2N, R5E

Tax Parcel Number(s): 138536000, 02-05-18-0-0-0700-00 *LM 4/15/21*

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: April 13, 2021

James Farran
James Farran

Elizabeth Farran
Elizabeth Farran

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that JAMES FARRAN AND ELIZABETH FARRAN
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/15/2021



Heather Higgins
Name: HEATHER HIGGINS
Notary Public in and for the State of WASHINGTON
Residing at: CLATSOP COUNTY
My appointment expires: 9/10/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 138536000 and 02-05-18-0-0-0700-00

CLARK COUNTY PROPERTY:

A tract of land in the Northeast quarter of the Southeast quarter of Section 13, Township 2 North, Range 4 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southeast corner of said Northeast quarter of the Southeast quarter and running West of the South line of said legal subdivision 294 feet; thence North 648 feet parallel to the East boundary line of so stated Section; thence East 294 feet parallel with the South boundary line; thence South along the East boundary line 648 feet to the point of beginning.

EXCEPT the North 294 feet thereof.

SKAMANIA COUNTY PROPERTY:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

The South 354 feet of the following tract of land:
Beginning at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 18;
thence East along the South line of said subdivision 100 feet, more or less, to intersection with the center line of an existing road designated as County Road No. 11; thence following the center line of said road in the Northerly direction 700 feet, more or less, to its intersection with the West line of said Section 28, thence South to the point of beginning.

Skamania County Assessor

Date 4-15-21 Parcel# 02051800070000
Am

EXHIBIT "B"
Exceptions

1. Clark County Property:

2. Taxes and Assessments as they become due and payable.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent Property Owners
Purpose: road purposes and utilities
Recording Date: January 19, 1971
Recording No.: G567369
Affects: South 30 feet of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON
Purpose: Transmission of electric energy, including communication facilities
Recording Date: May 29, 1975
Recording No.: G690823

5. Skamania County Property:

6. Taxes and Assessments as they become due and payable.

7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

8. Easement, including the terms and provisions thereof:
For : Road and utilities
Recorded : March 16, 1971
Book : 62
Page : 698

9. Real Property and Manufactured Home Limited Power of Attorney, including the terms and provisions thereof:
Recorded : August 21, 2007
As : 2007167344

10. Manufactured Home Affidavit of Affixation, including the terms and provisions thereof:
Recorded : August 22, 2007
As : 2007167366