

When recorded return to:
Kaitlynn Johnston
311 Carleton Road
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.: 622-142251

STATUTORY WARRANTY DEED

THE GRANTOR(S) Phillip A. Fischer and Jamael Fischer, 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 Kaitlynn Johnston, *an unmarried 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 CARLETON HEIGHTS SP Bk 3/Pg 273

Tax Parcel Number(s): 02053300010500 *Sum 5/11/21*

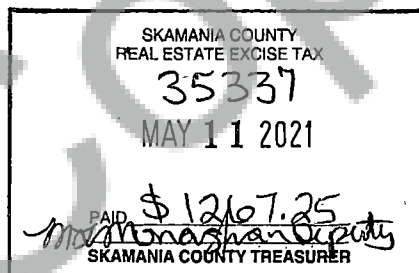
Subject to:

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

Dated: *May 4*, 2021

[Signature]
Phillip A. Fischer

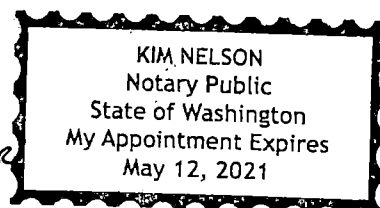
[Signature]
Jamael Fischer



State of WASHINGTON
County of *SKAMANIA*

This instrument was acknowledged before me on *May 8*, 2021 by

Phillip A. Fischer and Jamael Fischer



Name: *Kim Nelson*
Notary Public in and for the State of *WA*
King County
My appointment expires: *5-12-21*

Residing at:

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053300010500

A tract of land in the Northeast 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 of the CARLETON HEIGHTS Short Plat, recorded in Book 3 of Short Plats, Page 273, Skamania County Records.

Skamania County Assessor

Date 5-11-21 Parcel# 020533 00010500
fm

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
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. Reservation for Roadway, including the terms and provisions thereof:
Recorded : May 24, 1930
Book : W
Page : 399
4. Easement, including the terms and provisions thereof:
For : Right of Way
Recorded : September 4, 1940
Book : 28
Page : 140
5. Easement, including the terms and provisions thereof:
For : Pipeline
Recorded : March 20, 1987
Book : 104
Page : 596
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on therecorded plat of CARLETON HEIGHTS Short Plat Book 3, Page 273.
See recorded plat for details
7. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication 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 : August 30, 1995
Book : 152
Page : 145
The affect, if any, of the Termination of CC&R's, including the terms and provisions thereof:
Recorded : September 21, 2006
As : 2006163063
8. Easement and Maintenance Agreement, including the terms and provisions thereof:
Recorded : May 13, 2008
As : 2008169886