



When recorded return to:
George Perry and Sarah Perry
101 Malfait Tracts 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.: 622-147054

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peggy M. Thomas, unmarried woman

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 George Perry and Sarah Perry, husband and wife

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.)

Pl: Lots 9, 10 & W15' 11; Pll: Lot 8 MALFAIT TRACTS Bk A/Pg 123

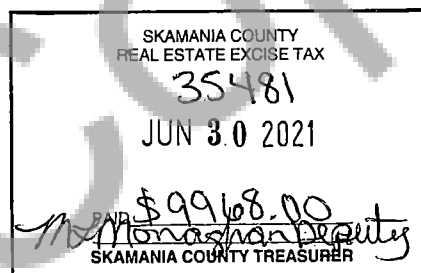
Tax Parcel Number(s): 02053143050000, 02053143060000 *DM*

Subject to:

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

Dated: June 25, 2021

Peggy M Thomas
Peggy M. Thomas



State of WASHINGTON
County of ~~SKAMANIA~~ *CLARK*

I certify that I know or have satisfactory evidence that Peggy M. Thomas is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *6/29/2021*

Name: *HEATHER HIGGINS*
Notary Public in and for the State of *WA*
Residing at: *VANCOUVER*
My appointment expires: *9/10/2024*



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053143050000 and 02053143060000

PARCEL I: 02-05-31-4-3-0500-00

Lots 9, 10 and the West 15 feet of Lot 11 of MALFAIT RIVER FRONT TRACTS, according to the plat thereof, recorded in Book 'A' of Plats, Page 123, in the County of Skamania, State of Washington.

PARCEL II: 02-05-31-4-3-0600-00

Lot 8 of the MALFAIT RIVER FRONT TRACTS, according to the plat thereof, recorded in Book 'A' of Plats, Page 123, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 6/30/21 Parcel# 2-5-31-4-3-500
20 2-5-31-4-3-600

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from
or brought within the subject land's boundaries by the process of accretion or reliction or any change
in the location of WASHOUGAL RIVER.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by
artificial means or has accreted to such portions so created.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time
has been below the ordinary high water line of WASHOUGAL RIVER.
5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of
WASHOUGAL RIVER.
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the
recorded plat of MALFAIT RIVERFRONT TRACTS, Book A, Page 123.
See recorded plat for details
7. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Northwestern Electric Company, a Washington corporation
Recorded : November 6, 1929
Book : W
Page : 285
8. Conditions & Restrictions, including the terms and provisions thereof, in Deed:
Recorded : March 3, 1971
Book : 62
Page : 660
AND
Recorded : November 28, 1973
Book : 65
Page : 931