

When recorded return to:
Nylund, Inc.
PO Box 230
Brush Prairie, WA 98606

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-149663

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyler W. Bateson, as Personal Representative of the Estate of Deloris Ann Russell, who acquired title as

DeAnn Russell, deceased, pursuant to Clark County Superior Court Case No. 20-4-00657-06

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 Nylund, Inc., a Washington corporation

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

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

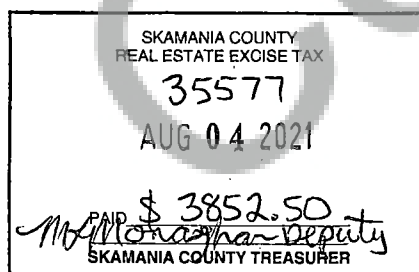
Abbreviated Legal: (Required if full legal not inserted above.)

N Ptn Lot 46 WASHOUGAL RIVERSIDE TRACTS
BK A / Pg 80

Tax Parcel Number(s): 02053230100000
G.S.

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2021

The Estate of Deloris Ann Russell, who acquired title as DeAnn Russell, deceased, pursuant to Clark County Superior Court Case No. 20-4-00657-06

BY: *Tyler W. Bateson* PER Rep
Tyler W. Bateson
Personal Representative

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Tyler W. Bateson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Deloris Ann Russell to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug. 2, 2021

Notary Public
State of Washington
Maite Higgins
Commission No. 21002045
Commission Expires 01-11-25

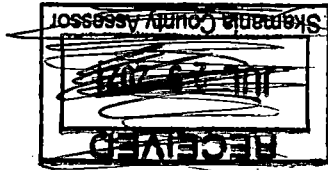
M. Higgins
Name: Maite Higgins
Notary Public in and for the State of WA
Residing at: Vancouver
My appointment expires: Jan. 11, 2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053230100000

The Northwestern 136.5 feet of Lot 46 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and recorded at page 80 of Book 'A' of Plats, records of Skamania County, State of Washington, described as follows:

Beginning at the most Northerly corner of said Lot 46, thence South 48° 04' West 200 feet to the Westerly corner of said Lot; thence South 41° 56' East along the Westerly line of said Lot 136.5 feet; thence North 48° 04' East 200 feet the intersection with the Easterly line of said Lot; thence 41° 56' West along said Easterly line 136.5 feet to the point of beginning.



Skamania County Assessor
Date 8/4/21 Parcel# 2-5-32-3-1000
CS

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WASHOUGAL RIVERSIDE TRACTS Book A, Page 80.
See recorded plat for details

Unofficial
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