

**When recorded return to:**  
Kimberly Dawn Cox and Richard Thomas O'Bryan  
313 NW 14th Avenue  
Camas, WA 98607

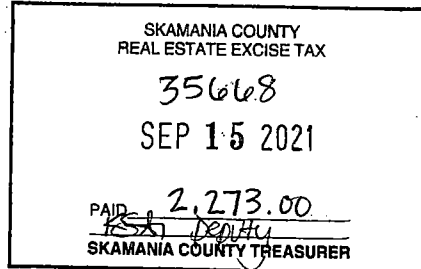
Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612876944



### STATUTORY WARRANTY DEED


THE GRANTOR(S) Greg D. Gifford and Debbie G. Gifford, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Kimberly Dawn Cox, an unmarried woman and Richard  
Thomas O'Bryan, an unmarried man

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 2 of the Gifford S/P # 2021-000019

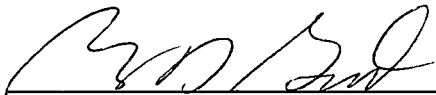
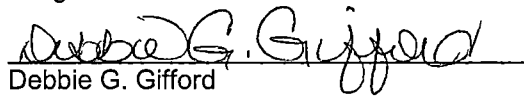
Tax Parcel Number(s): 01-05-05-0-0-0615-00 

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

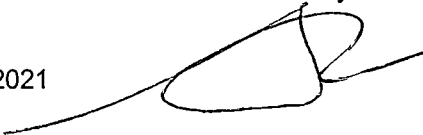
Dated: August 30, 2021

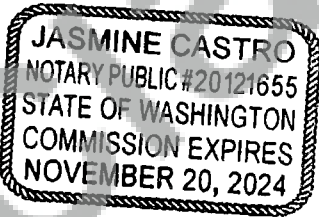
  
\_\_\_\_\_  
Greg D. Gifford  
  
\_\_\_\_\_  
Debbie G. Gifford

State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that Greg D. Gifford and Debbie G. Gifford are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 30, 2021

  
\_\_\_\_\_  
Name: Jasmine Castro  
Notary Public in and for the State of Washington  
Residing at: Various, WA  
My appointment expires: 11/20/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 01-05-05-0-0-0615-00**

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A tract of land in the Southwest Quarter of the Southwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of GIFFORD Short Plat, recorded under Auditor's File No. 2021000019, Skamania County Records.

**Skamania County Assessor**

Date 9/15/21 Parcel# 1-5-5-615  
(B)

## **EXHIBIT "B"**

### **Exceptions**

Subject to:

1. Taxes and Assessments as they become due and payable.
2. Right of the public to and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:  
Recorded: June 4, 1912  
Book : N  
Page : 594
4. Easement, including the terms and provisions thereof:  
Recorded : April 7, 1970  
Book : 61  
Page : 616
5. Easement, including the terms and provisions thereof:  
Recorded : August 15, 1973  
Book : 65  
Page : 594
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of GIFFORD Short Plat Auditor's File Number 2021000019.  
See recorded plat for details