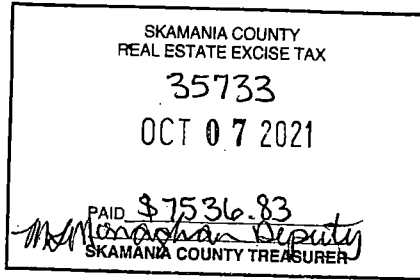




AFTER RECORDING MAIL TO:

Julie Montagne
2852. Skye Rd
Washougal, WA 98671



Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4283-3828705 (DB)

Date: October 01, 2021

Grantor(s): 2852 Skye Road Smith Property, LLC

Grantee(s): Julie Montagne, a married woman as her sole and separate property

Abbreviated Legal: Ptn S19, T2N, R5E, W.M.

Additional Legal on page:

Assessor's Tax Parcel No(s): 02051900040000

THE GRANTOR(S) 2852 Skye Road Smith Property, LLC for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Julie Montagne, a married woman as her sole and separate property**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

The West half of the West half of the following described tract: Beginning at the Southwest corner of the Northeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, thence North 660 feet; thence East 1,320 feet; thence South 660 feet; thence West 1,320.00 feet to the point of beginning. EXCEPT the South 30 feet of said tract reserved for public road purposes. ALSO EXCEPT that portion conveyed to Skamania County by Deed under Auditor's File No. 73557. ALSO EXCEPT the North 30 feet as conveyed to Paul Hagensen et. Ux. By instrument recorded October 1, 1996 in Book 159, Page 810. ALSO EXCEPT that portion conveyed to James C. Kaiser et. al. by instrument recorded February 20, 1998 in Book 173, Page 565. ALSO EXCEPT that portion conveyed to Paul Libby et. ux. by instrument recorded May 28, 1999 in Book 189, Page 810.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Skamania County Assessor

Date 10/7/21 Parcel# 2-5-19-400

