



When recorded return to:  
David R. Higgins and Linda B. Higgins  
2162 Loop Road  
Stevenson, WA 98648

Skamania County, WA  
Total: \$206.50  
DEED  
Pgs=4  
Request of: COLUMBIA GORGE TITLE  
2021-003789  
11/15/2021 10:17 AM  
  
00011211202100037890040043

Filed for record at the request of:

 **Fidelity National Title**  
COMPANY OF WASHINGTON, INC.  
655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612878280

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michele D. Richardson, as Personal Representative of The Estate of Anita Houghton, deceased, pursuant to Skamania County Superior Court Case No. 21-4-00005-30 for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to David R. Higgins and Linda B. Higgins, 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.)

Lot 3 ANITA SMITH SP Bk 3/Pg 35

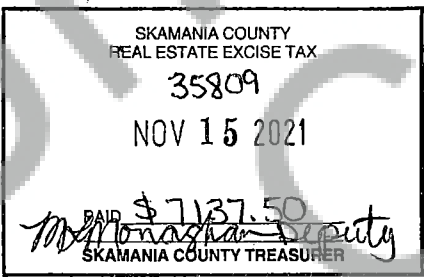
Tax Parcel Number(s): 03-07-25-2-0-0102-00

Skamania County Assessor

Date 11/15/21 Parcel# 03072520010200

Subject to:

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



**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 9, 2021

Michele D. Richardson  
Michele D. Richardson, as Personal Representative  
of the Estate of Anita Houghton, deceased

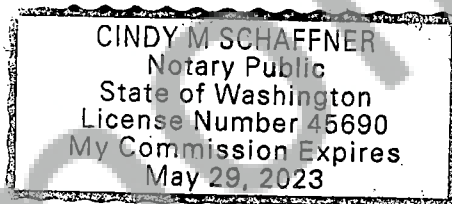
State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Michele D. Richardson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Anita Houghton to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 9, 2021

Cindy M. Schaffner  
Name: Cindy M. Schaffner  
Notary Public in and for the State of Washington  
Residing at: Camas  
My appointment expires: 5/29/23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 03072520010200**

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A tract of land in the Northeast Quarter of the Northwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the ANITA SMITH Short Plat, recorded in Book 3 of Short Plats, Page 35, Skamania County Records.

EXCEPT That portion conveyed to Skamania County by instrument recorded October 19, 1989 in Book 116, Page 389.

Unofficial  
Copy

**EXHIBIT "B"**  
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public, riparian owners and governmental bodies as to the use of the waters of Kanaka Creek and the natural flow thereof on and across that portion of the subject land lying below the high waterline of said waterway.
3. Any adverse claims based upon the assertion that Kanaka Creek has moved.
4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
5. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded plat of A. SMITH Short Plat Book 3, Page 35.  
See recorded plat for details
6. Easement, including the terms and provisions thereof:  
For : Pipeline  
Recorded : June 4, 1954  
Book : 38  
Page : 160
7. Easement, including the terms and provisions thereof:  
For : Utilities  
Granted to : Public Utility District No. 1 of Skamania County  
Recorded : March 11, 1971  
Book : 62  
Page : 690
8. Easement, including the terms and provisions thereof:  
For : Ingress, egress and utilities  
Granted to : United Telephone Company of the Northwest  
Recorded : November 18, 2003  
Book : 254  
Page : 527