
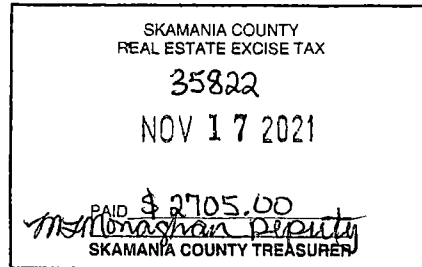


When recorded mail to:

Paul & Joyce Gundlach
PO Box 106
Lyle, WA 98635

Skamania County, WA **2021-003834**
Total: \$206.50
DEED 11/17/2021 09:20 AM
Pgs=4
Request of: MICHAEL T GUNDLACH

00011260202100038340040047



STATUTORY WARRANTY DEED

THE GRANTOR Michael T. Gundlach, an unmarried man, 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 Paul Gundlach and Joyce Gundlach, Trustees, or their successors in trust as trustee of the Paul and Joyce Gundlach Revocable Trust dated July 17, 2018, including any amendments thereto, all rights, title or interest in the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO ON PAGE 3 AND MADE A PART HEREOF

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

LOT 1, NORTHWESTERN LAKE DEVELOPMENT SUBDIVISION, according to the plat thereof, recorded in Book "B" of Plats, Page 73, in the County of Skamania, State of Washington.

Tax Parcel Number: 03-10-03-0-0-0219-00



Subject to:

SEE EXHIBIT "B" ATTACHED HERETO ON PAGE 4 AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 10/25/21

Michael T. Gundlach

Michael T. Gundlach

State of WASHINGTON

County of ~~WA~~ Klickitat

I certify that I know or have satisfactory evidence that Michael T. Gundlach is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this document.

Dated: 10/25/21

Rhonda L Kessinger

NOTARY PUBLIC signature

Name: Rhonda L Kessinger

Notary Public in and for the State of Washington

Residing at: 1917 Hwy 141, Trout Lake, WA 98650

My appointment expires: 4/29/2025

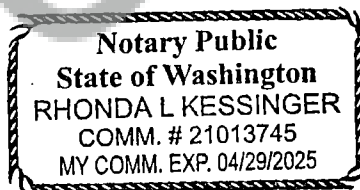


EXHIBIT "A"
Legal Description

FOR PARCEL NO. 03-10-03-0-0-0219-00 TAX LOT 219

Lot 1, Northwestern Lake Development Subdivision, according to the plat thereof, recorded in Book "B" of Plats, Page 73, in the County of Skamania, State of Washington.

Excepting therefrom, the following described tract:

Beginning at the Southwest corner of Lot 1, Northwestern Lake Development Subdivision, thence North 01°28'45" West, 122.18 feet, along the West line of said Lot 1 to the Northwest corner thereof; thence North 58°10'35" East, 177.36 feet, along the Northwesterly line of said Lot 1; thence South 57°01'19" East, 359.29 feet to a point on the South line of said Lot 1, also being the Northeast corner of Lot 1, of the R & N Short Plat, as recorded in Book 3 of Short Plats, Page 353; thence following the South line of said Lot 1, of the Northwestern Lake Development Subdivision, also being the North line of Lot 1, of the R & N Short Plat the following two (2) course ; 1) thence South 87°45'06" West, 398.06 feet; 2) thence South 85°00'12" West, 51.39 feet, back to the Point of Beginning.

Skamania County Assessor

Date 11/17/21 Parcel# 3-10-3-219



EXHIBIT "B"

Exceptions

Taxes and Assessments as they become due and payable.

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of NORTHWESTERN LAKE DEVELOPMENT Book B, Page 73.
See recorded plat for details.

Private Roadway Agreement, including the terms and provisions thereof:

Recorded : December 17, 1990
Book : 121
Page : 781

Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenants, conditions or restrictions violate Title 42, Sections 3604 and 3607, of the United States Codes:

Recorded : April 29, 1991
Book : 123
Page : 58

Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : February 23, 1993
Book : 133
Page : 590

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : March 11, 1993
Book : 133
Page : 594

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : November 23, 2015
As : 2015002519

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Northwestern Lake Development Homeowners Association.

Due probate and administration of the estate of Bruce G. Thomas, deceased, and the interests to be disclosed thereby. We find no record of probate proceedings in the county records.

Parties in possession or claiming to be in possession, other than the vestees shown herein. For the purpose of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.

Statutory liens for labor or materials, including liens for contributions due to the State of Washington for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage whereon notice of such liens appear of record.