

When recorded return to:
Estela Acuna
41 Florence Lane
Carson, WA 98610

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-153664

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fredrick E. Conn and Sherri M. Conn, husband and wife, as to Parcel I and Fredrick Conn and Sherri Conn, husband and wife, as to Parcel II

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 Estela Acuna, *an unmarried woman*

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

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

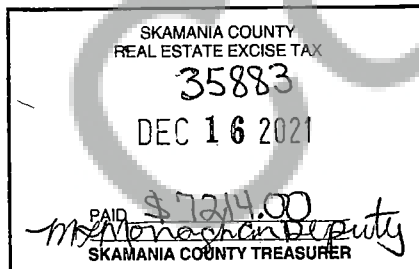
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 4 Cliff's Meadow Tracts BK B/Pg 84

Tax Parcel Number(s): 03082822040300 *(DM)*

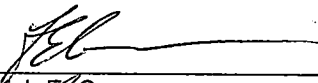
Subject to:

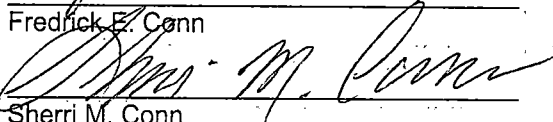
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2021

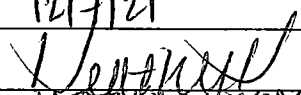


Fredrick E. Conn


Sherri M. Conn

State of WASHINGTON ^W
County of ~~SKAMANIA~~ ^{CUMBERLAND}

I certify that I know or have satisfactory evidence that Fredrick E. Conn and Sherri M. Conn 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: 12/7/21


Name: HEATHER HIGGINS
Notary Public in and for the State of WA
Residing at: VANCOUVER
My appointment expires: 9/10/24



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03082822040300

Lot 4, CLIFF'S MEADOW TRACT, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page

86, in the County of Skamania, State of Washington.

PARCEL II

A parcel of land located in a portion of the Northwest Quarter of the Northwest Quarter of Section 28, in Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington, being more

particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 28.

Thence North 89° 25' 53" West as measured along the North line of said Northwest Quarter of the Northwest

Quarter a distance of 756.75 feet; thence South 0° 55' 05" West a distance of 30.00 feet to the Northwest corner

of the Remaining Parcel of the Alice A. Dahl Short Plat recorded in Book 2 at Page 81 of Skamania County Short

Plat Records. Thence continuing South 0° 55' 05" West along the West line of said Remaining Parcel a distance

of 183.36 feet to the point of beginning of the following described parcel:

Thence continuing South 0° 55' 05" West along said West line of the Dahl Short Plat a distance of 183.36 feet to

an angle point of said Remaining Parcel; thence South 89° 58' 09" East along said Remaining Parcel a distance of

79.67 feet to another angle point of said Remaining Parcel; thence along a 55.00 radius curve to the right (the long

chord of which bears North 6° 49' 537" East a distance of 11.89 feet) an arc distance of 11.92 feet; thence North

13° 01' 58" East a distance of 166.54 feet; thence along a 100 radius curve to the left (the long chord of which

bears North 10° 38' 44" East a distance of 8.32 feet) an arc distance of 8.32 feet; thence North 89° 26' 36" West a

distance of 117.25 feet to the point of beginning.

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CLIFF'S MEADOW TRACTS Book B, Page 86.
See recorded plat for details
4. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : February 18, 1997
Book : 162
Page : 662
5. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication 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 18, 1997
Book : 162
Page : 664
6. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication 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 : December 28, 2000
Book : 205
Page : 484
7. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : December 28, 2000
Book : 205
Page : 486

ORDER NO. S21-0841KM

EXHIBIT "A"

PARCEL I

Lot 4, CLIFF'S MEADOW TRACT, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page 86, in the County of Skamania, State of Washington.

PARCEL II

A parcel of land located in a portion of the Northwest Quarter of the Northwest Quarter of Section 28, in Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 28. Thence North $89^{\circ} 25' 53''$ West as measured along the North line of said Northwest Quarter of the Northwest Quarter a distance of 756.75 feet; thence South $0^{\circ} 55' 05''$ West a distance of 30.00 feet to the Northwest corner of the Remaining Parcel of the Alice A. Dahl Short Plat recorded in Book 2 at Page 81 of Skamania County Short Plat Records. Thence continuing South $0^{\circ} 55' 05''$ West along the West line of said Remaining Parcel a distance of 183.36 feet to the point of beginning of the following described parcel:

Thence continuing South $0^{\circ} 55' 05''$ West along said West line of the Dahl Short Plat a distance of 183.36 feet to an angle point of said Remaining Parcel; thence South $89^{\circ} 58' 09''$ East along said Remaining Parcel a distance of 79.67 feet to another angle point of said Remaining Parcel; thence along a 55.00 radius curve to the right (the long chord of which bears North $6^{\circ} 49' 537''$ East a distance of 11.89 feet) an arc distance of 11.92 feet; thence North $13^{\circ} 01' 58''$ East a distance of 166.54 feet; thence along a 100 radius curve to the left (the long chord of which bears North $10^{\circ} 38' 44''$ East a distance of 8.32 feet) an arc distance of 8.32 feet; thence North $89^{\circ} 26' 36''$ West a distance of 117.25 feet to the point of beginning.

Skamania County Assessor

Date 12/16/21 Parcel# 3-8-28-2-2-403