

When recorded return to:
Harry M. Chamness, III and Rachel N. Chamness
521 SW Edgefield PC
Troutdale, OR 97060

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-156081

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victor Erickson and Tara Erickson, husband and wife
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 Harry M. Chamness, III and Rachel N. Chamness, 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

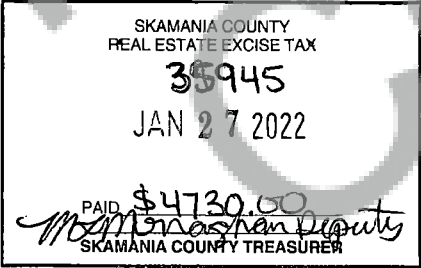
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2 SIMES SP Bk 3/Pg 166

Tax Parcel Number(s): 02053000130900 *gm*

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: January 21, 2022

Victor Erickson
Victor Erickson

Tara Erickson
Tara Erickson

State of WASHINGTON
County of ~~SKAMANIA~~ ^{not} Clark

I certify that I know or have satisfactory evidence that Victor Erickson and Tara Erickson 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: 1/25/22

Maite Higgins
Name: Maite Higgins
Notary Public in and for the State of WA
Residing at: Vancouver ^{not}
My appointment expires: 1/11/25

Notary Public
State of Washington
Maite Higgins
Commission No. 21002045
Commission Expires 01-11-25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053000130900

A tract of land in the Southeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:
Lot 2 of the DAVID L. SIMES Short Plat, recorded in Book 3 of Short Plats, Page 166, Skamania County Records.

Skamania County Assessor

Date 1/27/22 Parcel# 02053000130900

Unofficial
Copy

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 DAVID L. SIMES Short Plat Book 3, Page 166.
See recorded plat for details
4. Easement, including the terms and provisions thereof:
Recorded : November 7, 1979
Book : 77
Page : 525
AND
Recorded : April 12, 1989
Book : 113
Page : 516
5. Private Roadway Agreement, including the terms and provisions thereof:
Recorded : July 11, 1990
Book : 119
Page : 737
AND
Book : 119
Page : 738
6. Easement, including the terms and provisions thereof:
Granted to : Public Utility District #1 of Skamania County
Recorded : August 4, 2021
As : 2021002715