Skamania County, WA Total:\$206.50 DEED Pgs=4

2022-000246

02/03/2022 09:01 AM

Request of: COLUMBIA GORGE TITLE



When recorded return to: Jeremy Carl Hegge and Jennifer Jaleah Trenary 3031 Skye Road Washougal, WA 98671

Filed for record at the request of:



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

Escrow No.: 622-155475

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Howard and Alanna Howard, 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 Jeremy Carl Hegge, an unmarried individual and Jennifer Jaleah Trenary, an unmarried individual

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 40 of SKAMANIA HIGHLANDS, Book 'A' of Plats, Page 140, in the County of Skamania.

Tax Parcel Number(s): 02--05-19-2-0-0112-00

Subject to:

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

Skamania County Assessor

Date 2.3-22 Parcel # 2-5-19-2-112

SKAMANIA COUNTY REAL ESTATE EXCISE TAX 35955 FEB 0 3 2022

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 04.26.19

Page 1

WA-CT-FVAN-02150.610015-622-155475

## STATUTORY WARRANTY DEED

(continued)

As	
Andrey Howard	
dtown2	
Alanna Howard	

State of WASHINGTON County of SKAMANIA Clark

Dated:

Dated: January 26, 2022

I certify that I know or have satisfactory evidence that Andrew Howard and Alanna Howard 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.

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

# **EXHIBIT "A"**

Legal Description

For APN/Parcel ID(s): 02--05-19-2-0-0112-00

Lot 40 of SKAMANIA HIGHLANDS, according to the plat thereof, recorded in Book 'A' of Plats, Page 140, in

the County of Skamania, State of Washington.



## **EXHIBIT "B"**

#### Exceptions

1. Taxes and Assessments as they become due and payable.

2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the

recorded plat of SKAMANIA HIGHLANDS Book A, Page 140. See recorded plat for details

3. Easement, including the terms and provisions thereof:

For : Right of Way

Granted to: Pacific Power & Light Company, a Main corporation

Recorded: May 24, 1940

Book : 28 Page : 76

 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: March 23, 1977

Book : 72 Page : 416