

Skamania County, WA  
Total: \$206.50  
DEED  
Pgs=4  
Request of: COLUMBIA GORGE TITLE

2022-000303

02/14/2022 10:18 AM



00012190202200003030040048

When recorded return to:  
Andrew Howard and Alanna Howard  
PO Box 57  
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

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

Escrow No.: 622-145864

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce L. Kincaid, a single 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 Andrew Howard and Alanna Howard, a married couple

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

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

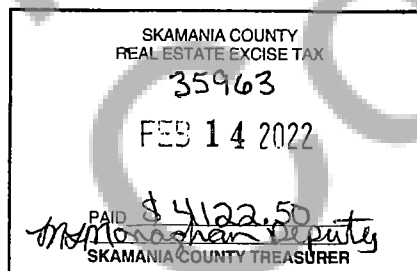
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2 PANDA HEIGHTS S/P #2020001903

Tax Parcel Number(s): 02053000131500

Subject to:


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



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

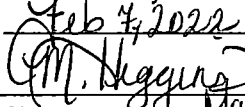
STATUTORY WARRANTY DEED  
(continued)

Dated: February 2, 2022

  
Bruce L. Kincaid

State of WASHINGTON  
County of ~~SKAMANIA~~ *Clark*

I certify that I know or have satisfactory evidence that Bruce L. Kincaid is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *Feb 4, 2022*  
  
Name: *Maite Higgins*  
Notary Public in and for the State of *WA*  
Residing at: *Vancouver*  
My appointment expires: *Jan 11, 2025*

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02053000131500**

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A tract of land in the Northeast Quarter of the Northwest Quarter of 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 PANDA HEIGHTS Short Plat, recorded in Auditor File Number 2020001903, Skamania County Records.

Skamania County Assessor

Date 2/14/22 Parcel# 02053000131500

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. Easement, including the terms and provisions thereof:  
For : Ingress, Egress and Utilities  
Recorded : August 23, 1972  
Book : 64  
Page : 372
4. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of PANDA HEIGHTS Short Plat Auditor File No. 2020001903.  
See recorded plat for details