



00012806202200008060060069

When recorded return to:

Justin B. Pearce and Rachel B. Prince
16201 Washougal River Road
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.: 622-158314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis J. Yanzick, Sr. and Janet D. Yanzick, as tenants in common with no right of survivorship

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 Justin B. Pearce, an unmarried man and Rachel B. Prince, 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

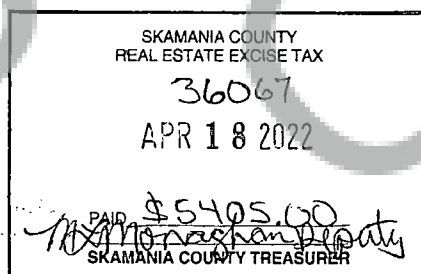
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 13 of the WHISPERING HILLS RIVER ESTATES

Tax Parcel Number(s): 02051510030300 *gm*

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2022

Dennis Yanzick by Tiffany Rodriguez as attorney in fact

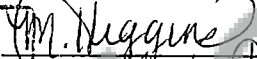

Janet D. Yanzick

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Janet Yanzick is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 6, 2022

Notary Public State of Washington Maite Higgins Commission No. 21002045 Commission Expires 01-11-25	 Name: <u>Maite Higgins</u> Notary Public in and for the State of <u>WA</u> Residing at: <u>Vancouver</u> My appointment expires: <u>Jan 11, 2028</u>
---	--

State of WA

County of Clark

I certify that I know or have satisfactory evidence that Tiffany Rodriguez is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Dennis Yanzick and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2022

Dennis Yanzick by Tiffany Rodriguez as attorney in fact
Dennis Yanzick by Tiffany Rodriguez as attorney in fact

Janet D. Yanzick

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Janet Yanzick is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Virginia
County of Dinwiddie

I certify that I know or have satisfactory evidence that Tiffany Rodriguez is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Dennis Yanzick and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 04.06.2022

Maya Jean Wise-Loving
Name: _____
Notary Public in and for the State of Virginia
Residing at: City of Petersburg
My appointment expires: 10-31-2025



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051510030300

Lot 13 of the WHISPERING HILLS RIVER ESTATES, according to the official Plat thereof, on file and of record at Page 130 of Book 'A' of Plats, Records of Skamania County, Washington



Skamania County Assessor

Date 4/18/22 Parcel# 02051510030300

Unofficial
Copy

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
 2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Washougal River.
 3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
 4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Washougal River.
 5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Washougal River.
 6. Conditions & Restrictions, including the terms and provisions thereof, in Deed:
Recorded : September 6, 1944
Book : 30
Page : 183
 7. Easement, including the terms and provisions thereof:
For : Roadway
Recorded : June 10, 1959
Book : 46
Page : 145
 8. Easement, including the terms and provisions thereof:
Recorded : November 10, 1975
Book : 69
Page : 987
 9. 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 : August 3, 1990
Book : 120
Page : 76
- Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of Duggan Falls Water System Association.
10. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown

EXHIBIT "B"

Exceptions
(continued)

on the
recorded plat of WHISPERING HILLS RIVER ESTATES Book A, Page 130.
See recorded plat for details

Unofficial
Copy