

When recorded return to:
Corey D. Dutton and Shauna E. Dutton
8005 NE 172nd Ave
Vancouver, WA 98682

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-158367

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Lee Cochell and Tarra Faye Cochell, 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 Corey D. Dutton and Shauna E. Dutton, 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

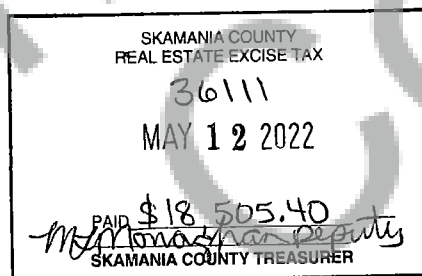
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2 SHELLEY MOORE S/P #2005159644

Tax Parcel Number(s): 01050400080700

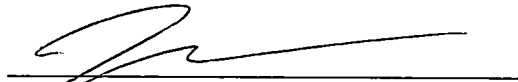

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2022


Justin Lee Cochell

Tarra Faye Cochell

State of WASHINGTON ^{WJ}
County of ~~SKAMANIA~~ ^{CLARK}

I certify that I know or have satisfactory evidence that Justin Lee Cochell and Tarra Faye Cochell 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.

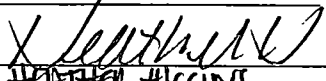
Dated: 5/11/22

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): 01050400080700

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the SHELLEY MOORE Short Plat, recorded in Auditor's File No. 2005159644, Skamania County Records.



Skamania County Assessor

Date 5/12/22 Parcel# 01050400080700

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. Reservation of Water Rights for Mining, Agriculture, Manufacturing or other purposes as disclosed by instrument:
Recorded : May 3, 1892
Book : D
Page : 577
 4. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SHELLEY MOORE Short Plat, Auditor's File No. 2005159644.
See recorded plat for details
 5. Easement, including the terms and provisions thereof:
Recorded : October 4, 1996
Book : 159
Page : 841
 6. Covenants, Conditions and Restrictions and/or easements; but deleting any covenants, 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 covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : September 21, 2004
As : 2004154524
 7. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : September 21, 2004
As : 2004154527
 8. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : September 21, 2004
As : 2004154528
 9. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : March 24, 2005
As : 2005156704
 10. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : September 30, 2005
As : 2005158921
 11. Covenants, Conditions and Restrictions and/or easements; but deleting any covenants, 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 covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : November 28, 2005
As : 2005159645
- Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : December 20, 2005
As : 2005159906

EXHIBIT "B"

Exceptions
(continued)

12. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : November 28, 2005
As : 2005159646
13. Easement Agreement, including the terms and provisions thereof:
For : Utilities
Recorded : September 26, 2006
As : 2006163103
14. Easement Agreement, including the terms and provisions thereof:
For : Utilities
Recorded : January 23, 2007
As : 2007164742
AND
Correction Agreement, including the terms and provisions thereof:
Recorded : October 19, 2007
As : 2007168011