



00013430202200012660020020

When recorded return to:

Shane Vincent Lehr

2820 G Drive  
Washougal, WA 98671

Filed for Record at Request of:  
Columbia Gorge Title  
Escrow No.: S22-0221JA

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa Ann McBain, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Shane Vincent Lehr, an unmarried man the following described real estate, situated in the County of Skamania, State of Washington:

Lot 7 of HIDDEN RIDGE SUBDIVISION, according to the recorded Plat thereof, recorded in Auditor's File Number 2018000254, in the County of Skamania, State of Washington.

Skamania County Assessor

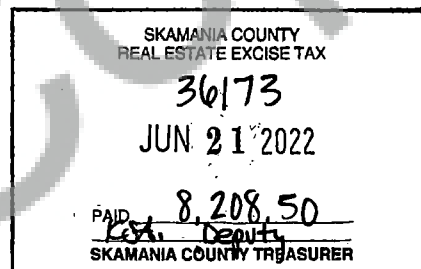
Date 6/21/22 Parcel# 03073544100700

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12,13,14,15,16 OF THE PRELIMINARY TITLE REPORT DATED MAY 23, 2022, FILE NUMBER S22-0221KM, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-35-4-4-1007-00 *aw*

Dated June 17, 2022

Melissa Ann McBain  
Melissa Ann McBain



STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that **Melissa Ann McBain**

is the person who appeared before me, and said person acknowledged that she  
signed this instrument and acknowledge it to be her free and voluntary act for the  
uses and purposes mentioned in this Statutory Warranty Deed.

Dated: June 17, 2022

[Signature]  
Notary Public in and for the State of Washington  
Residing at Seattle, WA  
My appointment expires: 7/10/2025

BRANDON KELLEY  
Notary Public  
State of Washington  
Commission # 193145  
My Comm. Expires Jul 10, 2025