

When recorded return to:  
Anthony DeWolfe and Natasha Bagshaw  
9601 Washougal River Road  
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612883373

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Chester A. Coleman, as trustee for Fleck R.L. Trust and Janett Wawrzyniak, single woman who erroneously acquired title as Fleck Trust/Janett Wawrzyniak

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Anthony DeWolfe, an unmarried man and Natasha Bagshaw, 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

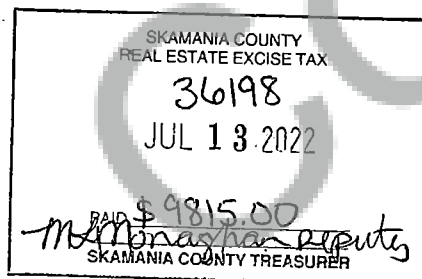
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 6 SKYE S/D #2006161314

Tax Parcel Number(s): 02-05-31-4-0-0300-00

Subject to:

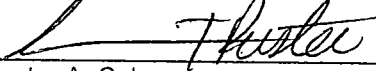
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

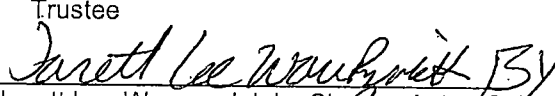



STATUTORY WARRANTY DEED  
(continued)

Dated: July 11, 2022

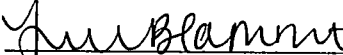
Fleck R.L. Trust.

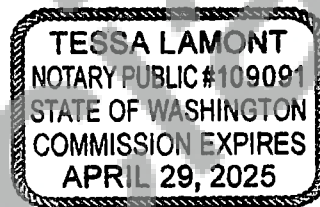
BY:   
Chester A. Coleman  
Trustee

 BY  AIF  
Janett Lee Wawrzyniak by Chester Anton Coleman, her attorney in fact

State of Washington  
County of Clark

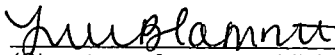
This record was acknowledged before me on 7/11/22 by Chester A. Coleman as trustee of Fleck R.L. Trust.

  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 04/29/2025



State of Washington  
County of Clark

This record was acknowledged before me on 7/11/22 by Chester Anton Coleman as attorney in fact for Janett Lee Wawrzyniak.

  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 04/29/2025

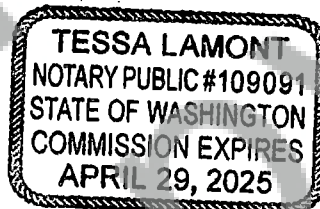


EXHIBIT "A"

That portion of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, also being a portion of Lot 6 of SKYE SUBDIVISION recorded under Auditor's File Number 2006161314, and a portion of Lot 3 SCHOOL HOUSE SUBDIVISION recorded under Auditor's File Number 2006161315, described as follows:

Beginning at the Northwest corner of Lot 6 of the said SKYE SUBDIVISION; thence North 89° 29' 52" East along the North line of said Lot 6 and the most Southerly North line of Lot 3 of said SCHOOL HOUSE SUBDIVISION, 1205.89 feet to the Southeast corner of Lot 4 of said SCHOOL HOUSE SUBDIVISION; thence South 01° 39' 55" West a distance of 205.61 feet; thence North 90° 00' 00" West a distance of 642.72 feet; thence South 00° 00' 00" East a distance of 104.12 feet; thence North 90° 00' 00" West a distance of 150.62 feet; thence South 03° 27' 41" West a distance of 763.52 feet to a point on the North Right of Way line of the Washougal River Road; thence West along the North line of the Washougal River Road to the Southeast corner of Lot 6 of said SKYE SUBDIVISION; thence North 58° 45' 34" West 339.98 feet to the most Southerly Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 190.67 feet to its inner corner, thence West 60.60 feet to the most Northerly Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 695.10 feet to the Point of Beginning.

Skamania County Assessor

Date 7-13-22 Parcel # 2-5-31-4-300

**EXHIBIT "B"**  
Exceptions

1. 2nd Half unpaid taxes for the tax year 2022  
Original Amount : \$3,144.10  
Balance Owed : \$1,572.05  
Account No. : 02-05-31-4-0-0300-00  
Land Use/DOR : 18
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 unnamed creek.
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 unnamed creek.
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 unnamed creek.
6. 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 : April 19, 2000  
Book : 198  
Page : 468
7. Easement, including the terms and provisions thereof:  
For : Right of Way  
Recorded : March 20, 2003  
Book : 239  
Page : 170
8. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SKYE SUBDIVISION Auditor File Number 2006161314.  
See recorded plat for details
9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SCHOOL SUBDIVISION Auditor File Number 2006161315.  
See recorded plat for details
10. Agreement, including the terms and provisions thereof:  
Regarding : Real Property Dispute Settlement  
Between : Washougal School District No. 112-6  
And : Jason Robert and Chera Thompson  
Recorded : May 17, 2016  
As : 2016000934
11. Matters as shown on the Survey:  
Recorded : February 28, 2017  
As : 2017000420
12. Easement, including the terms and provisions thereof:  
For : Right of Way  
Granted to : Public Utility District #1 of Skamania County  
Recorded : May 9, 2017  
As : 2017000937