




When recorded return to:
Amanda Nguyen
13765 SW Harness Lane
Beaverton, OR 97008

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-160652

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kraig D. Kerr and Leslie Kerr, 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 Amanda Nguyen, an unmarried person *as separate
Property.* *x ANN*
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 1 Bates SP Bk T/Pg 29

Tax Parcel Number(s): 03073613200000 *(GN)*

Subject to:

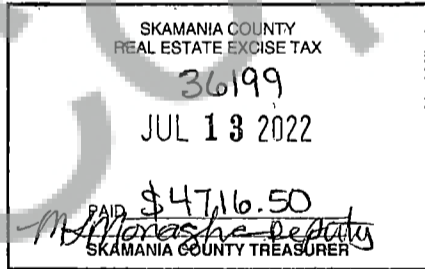
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 6, 2022



Kraig D. Kerr


Leslie Kerr



State of ~~Washington~~ *Oregon*
County of ~~Clark~~ *Wood River*

This record was acknowledged before me on 7/8/2022 by Kraig D. Kerr and Leslie Kerr.

(Signature of notary public)
Notary Public in and for the State of *OR*
My appointment expires: 1/20/26

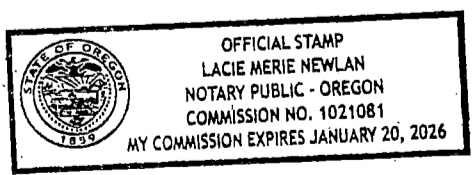


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03073613200000

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Short Plat recorded in Book T of Short Plats, Page 33, Skamania County Records.

Skamania County Assessor *JMN*

Date 7/13/22 Parcel# 03073613200000

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 & utilities
Recorded : October 16, 1992
Book : 131
Page : 434
4. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BATES Short Plat Book T, Page 29.
See recorded plat for details
5. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Short Plat Book T, Page 33.
See recorded plat for details
6. Easements and matters as shown on the Survey recorded November 21, 2001 in Book 3, Page 414.