

Skamania County, WA  
Total: \$207.50  
DEED  
Pgs=5

**2022-001521**

07/26/2022 12:52 PM

Request of: COLUMBIA GORGE TITLE

00013760202200015210050058

**When recorded return to:**

Jesica Leigh Bautista and Alexander Richard  
Bautista  
422 Heslen Road  
Carson, WA 98610

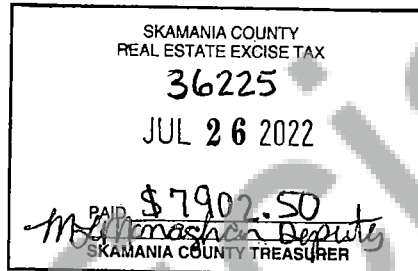
Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 622-158544



**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian Ostenson, an unmarried man

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 Jesica Leigh Bautista and Alexander Richard Bautista, 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 WIND RIVER LOTS Bk B/Pg 18

Tax Parcel Number(s): 04072631010200

Skamania County Assessor

Date 7/26/22 Parcel # 4-7-26-3-1-102

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 18, 2022

  
Brian Ostenson

State of Washington

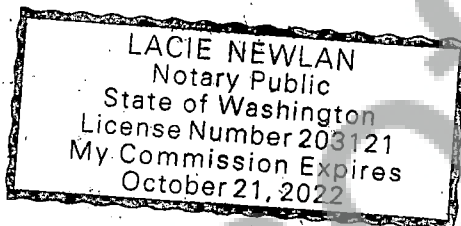
County of Clark ~~Nickotat~~

This record was acknowledged before me on 7/22/2022 by Brian Ostenson.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 10/21/22



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 04072631010200**

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Lot 2 of the WIND RIVER LOTS, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page 18, in the County of Skamania, State of Washington.

Unofficial  
Copy

**EXHIBIT "B"**  
Exceptions

1. Taxes and Assessments as they are due.
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 Wind 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 Wind 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 Wind River.
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WIND RIVER LOTS Book B, Page 18.  
See recorded plat for details
7. 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 : March 3, 1977  
Book : 72  
Page : 361  
Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of a Homeowners Association.
8. By-Laws, including the terms and provisions thereof:  
Recorded : February 4, 1991  
Book : 122  
Page : 142  
Re-Recorded : February 22, 1991

**EXHIBIT "B"**

Exceptions  
(continued)

Book : 122

Page : 334

9. By-Laws of the Wind River Community Water Association, including the terms and provisions thereof:

Recorded : January 7, 2003

Book : 235

Page : 142

Amended by instrument:

Recorded : October 12, 2006

As : 2006163304