

When recorded return to:
Shelley McIlwain and Dean McIlwain
2405 NE 357th Avenue
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.: 612885593

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph E. Ford and Julie B. Ford, husband and wife, as joint tenants with right of survivorship

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Shelley McIlwain and Dean McIlwain, wife and husband

the following described real estate, situated in the County of Skamania, State of Washington:

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

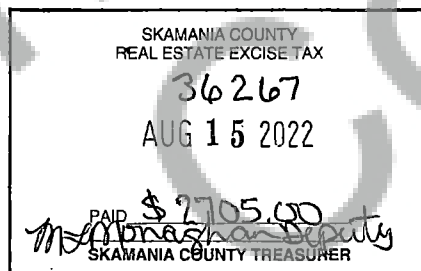
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 8 SWIFT CREEK ESTATES Bk B/Pg 72

Tax Parcel Number(s): 07063522010800

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: 7/27/2022

Joseph E. Ford
Joseph E. Ford

Julie B. Ford
Julie B. Ford

State of WA
County of CUMM

This record was acknowledged before me on 7/27/2022 by Joseph E. Ford and Julie B. Ford.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 11/20/2024

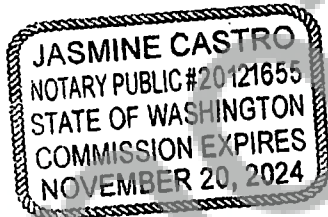



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07063522010800

Lot 8, SWIFT CREEK ESTATES, according to the recorded Plat thereof, recorded in Book B of Plats, Page 72, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 8/15/22 Parcel# 7-6-35-2-2-108


Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and assessments as they become due and payable.
2. Easement, including the terms and provisions thereof:
For : Telephone Lines
Granted to : United States of America
Recorded : May 29, 1919
Book : R
Page : 138
Affects : This and other property
3. Easement, including the terms and provisions thereof:
For : Road
Recorded : February 3, 1934
Book : X
Page : 444
4. Easement, including the terms and provisions thereof:
Granted to : Pacific Power & Light Company
Recorded : December 14, 1959
Book : 46
Page : 462
5. . Easement, including the terms and provisions thereof:
For : Roads
Recorded : February 26, 1973
Book : 64
Page : 972
6. Reservation of Oil, Gas and Other Minerals as contained in Deed:
Grantor : Burlington Northern Railroad Company, formerly known as Burlington Northern, Inc., (successor in interest by merger to Northern Pacific Railway Company) a Delaware corporation
Grantee : Swift Creek Estates, a Washington corporation
Recorded : September 17, 1985
Book : 85
Page : 66
The effect, if any, of Special Warranty Deed:
To : United States of America
Recorded : October 4, 1991
Book : 125
Page : 335
"The scheduling of this exception does not alter or limit the scope of exceptions 3 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."
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 : February 2, 1993
Book : 133
Page : 215
8. . Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SWIFT CREEK ESTATES Book B, Page 72.
See recorded plat for details