



When recorded return to:

~~Richard L. Hart~~ **Brandon Drake**
~~242 Hart Road~~ **PO Box 635**
~~Stevenson, WA 98648~~ **Washougal, WA 98671**

STATUTORY WARRANTY DEED (Fulfillment)

Abbreviated Legal: **XX LOTS 2 and 3 OF BACK COUNTRY SHORT PLAT**

THE GRANTOR(S)

Richard Hart, as his separate estate

for and in consideration of

Ten Dollars and Other Good and Valuable Consideration

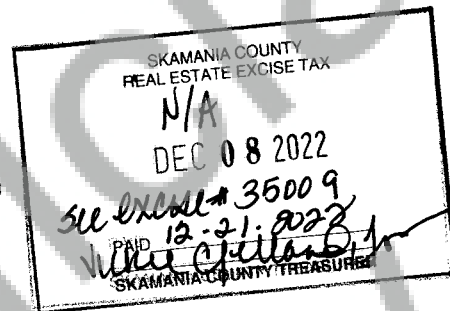
in hand paid, conveys, and warrants to

Brandon Drake, an unmarried man

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

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

Tax Parcel Number(s): 02063410049100, 02063410049200



This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 16, 2020 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on **12/21/2020**, receipt number **35009** under AF # **2020-003587**.

Dated this **4** day of **November**, **2022**

Richard Hart

WFG National Title submits this document for recordation as a courtesy, for physical convenience only WFG National Title has not examined this document for its validity, sufficiency or effect, if any, upon title to the real property herein described.

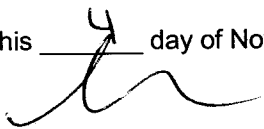
STATE OF WASHINGTON }

SS.

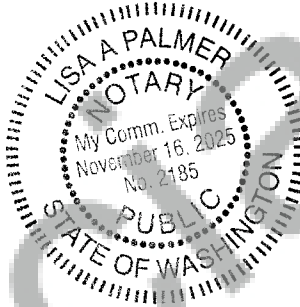
County of Clark }

I certify that I know or have satisfactory evidence that Richard L. Hart is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 4 day of November, 2022



Notary Public in and for the State of WASHINGTON
Residing at: Longview
My appointment expires: 11-14-23



Unofficial Copy

EXHIBIT "A"

**TWO PARCELS OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

**LOTS 2 AND 3 OF THE BACK COUNTRY SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NO.
2009174432, SKAMANIA COUNTY, WASHINGTON.**

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Copy