

When recorded return to:
Nicholas L. Schneider and Sydney K. Dutton
212 Taylor Road
Washougal, WA 98671

Filed for record at the request of:

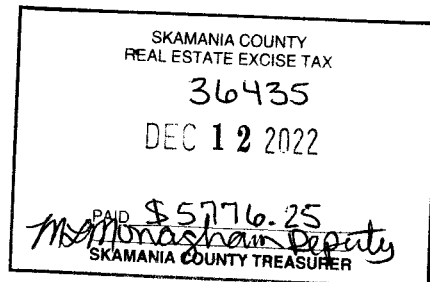


COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612887018

S22-0491 KM



STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane K. Woodruff and Ruth M. Woodruff, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration, in hand paid, conveys, and warrants to Nicholas L. Schneider and Sydney K. Dutton, ~~each an unmarried person~~ ******

**** an unmarried woman**

***, an unmarried man and**

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 3 SUNSERI-SCHULL SP Bk 2/Pg 120

Tax Parcel Number(s): 02053000152100 *ym 12/12/22*

Subject to:

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

Dated: 12/7/22

Duane K Woodruff *Gordon L. Woodruff*, as his attorney in fact
Duane K. Woodruff by Gordon L. Woodruff, as his attorney-in-fact
Ruth M Woodruff *Gordon L. Woodruff*, as her attorney in fact
Ruth M. Woodruff by Gordon L. Woodruff, as her attorney in fact

State of Washington
County of Clark

This record was acknowledged before me on 12/7/2022 by Gordon L. Woodruff as Attorney in Fact for Duane K. Woodruff and Ruth M. Woodruff.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 10/29/25

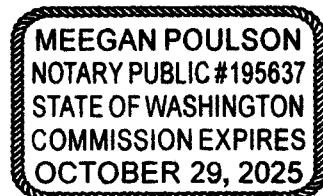


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053000152100

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of the SUNSERI-SCHULL Short Plat, recorded in Book 2 of Short Plats, Page 120, Skamania County Records.

Skamania County Assessor

Date 12-12-22 Parcel# 02053000152100
JVL

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year .
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
 2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of person in possession thereof.
 3. Easements or claims of easements, unpatented mining claims not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claim or title to water. Unpatented mining claims, and all rights relating thereto. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof. Indian Tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
 4. Rights or claims of parties in possession or claiming possession, not shown by the public records.
 5. Any encroachment, encumbrance, violations, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
 6. Any lien or right to a lien, for serviced, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. 7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. 8. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Pacific Power & Light Company, a corporation
Recorded : February 20, 1931
Book : W
Page : 568
Affects : This and other property
5. 9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SUNSERI-SCHULL Short Plat Book 2, Page 120.
See recorded plat for details