

When recorded return to:
Patricia Doni Smith
708 NE 10th Avenue E.
Polson, MT 59860

Skamania County, WA
Total: \$207.50
DEED
Pgs=5
Request of: COLUMBIA GORGE TITLE
2023-000644
05/10/2023 12:10 PM
00015888202300006440050050

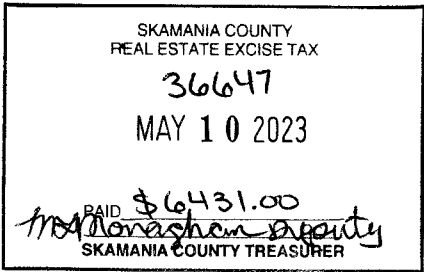
Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612889451



STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Russell Brantner, an unmarried individual and Sherry Marie Brantner, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration

in hand paid, conveys and warrants to Patricia Doni Smith, an unmarried person

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 4 WINDSONG ESTATES #2 Bk B/Pg 105

Tax Parcel Number(s):

02072042040400

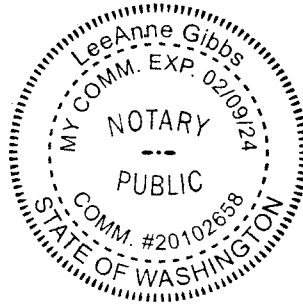
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2023

Paul Russell Brantner
Paul Russell Brantner
Sherry Marie Brantner
Sherry Marie Brantner



State of Washington
County of Okanogan

This record was acknowledged before me on 04/05/2023 by Paul Russell Brantner.

LeeAnne Gibbs
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 02/09/2024

State of _____
County of _____

This record was acknowledged before me on _____ by Sherry Marie Brantner.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED

(continued)

Dated: April 5, 2023

Paul Russell Brantner

Sherry Marie Brantner
Sherry Marie Brantner

State of _____
County of _____

This record was acknowledged before me on _____ by Paul Russell Brantner.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Montana
County of Lincoln

This record was acknowledged before me on 4/6/2023 by Sherry Marie Brantner.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Montana
My commission expires: 7/21/25

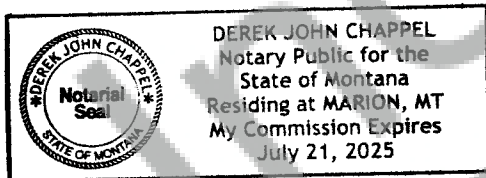



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s):

02072042040400

Lot 4 of the WINDSONG ESTATES NO. 2, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page 105, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 5/10/23 Parcel# 2-7-20-4-2-404


Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and assessments as they become due and payable.
2. Easement, including the terms and provisions thereof:
Recorded : October 15, 1912
Book : O
Page : 105
3. Easement, including the terms and provisions thereof:
Recorded : August 18, 1969
Book : 61
Page : 110
4. Easement, including the terms and provisions thereof:
For : Road and Utilities
Recorded : July 10, 1992
Book : 129
Page : 688
5. Easement, including the terms and provisions thereof:
For : Road and Utilities
Recorded : June 27, 1995
Book : 150
Page : 769
6. 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 : August 18, 2000
Book : 201
Page : 824
Amended by instrument:
Recorded : July 21, 2005
As : 2005158064

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of the Homeowners Association.
7. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of WINDSONG ESTATES No. 2 Book B, Page 105.
See recorded plat for details
8. Easement, including the terms and provisions thereof:
Recorded : August 18, 2000
Book : 201
Page : 839
9. Deed of Dedication, including the terms and provisions thereof:
Recorded : June 21, 2006
As : 2006162039