



When recorded return to:
Anoma Ward and Timothy Ward
Somphone Vilalay and Bouavanh Vilalay
71 Stevens Road
Washougal, WA 98671

Filed for record at the request of:

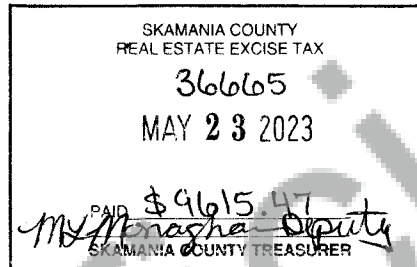


Fidelity National Title

COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612888633



STATUTORY WARRANTY DEED

THE GRANTOR(S) Harold D. Warren and Linda C. Warren, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to Anoma Ward and Timothy Ward, a married couple and
Somphone Vilalay and Bouavanh Vilalay, 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 SP Bk 1/Pg 73

Tax Parcel Number(s): 02-05-19-0-0-0308-00 *ym 5/23/23*

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: May 18, 2023

Harold D. Warren

Harold D. Warren

Linda C. Warren

Linda C. Warren

State of Washington
County of Clark

This record was acknowledged before me on May 18, 2023 by Harold D. Warren and Linda C. Warren.

Patricia Brandemuhl

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 4-9-2025

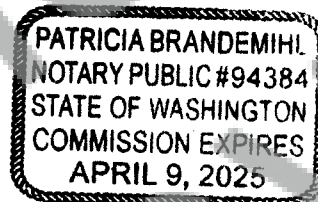


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-05-19-0-0-0308-00

The West half of the East half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO known as Lot 2 of the JON AND JOYCE STEVENS Short Plat, recorded in Book 1 of Short Plats, Page 73, Skamania County Records.

Skamania County Assessor

Date 5-23-23 Parcel# 02051900030800

AM

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of JON AND JOYCE STEVENS Short Plat, Book 1, Page 73.
See recorded plat for details
4. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Public Utility District No. 1
Recorded : March 25, 1971
Book : 62
Page : 901
5. Easement, including the terms and provisions thereof:
For : Pipeline
Recorded : October 6, 1971
Book : 63
Page : 365
6. Easement, including the terms and provisions thereof:
Recorded : July 1, 1977
Book : 72
Page : 954