



Record and Return to:  
Fidelity National Title Group  
6500 Pinecrest Drive, Suite 600  
Plano, TX 75024

**Recordation Requested By/Return to:**

FNC TITLE SERVICES, LLC  
1300 PICCARD DRIVE  
ROCKVILLE, MD 20850  
File No. 2023-05-132

Assessor's Parcel Number: 03101740020000

Skamania County  
Real Estate Excise Tax  
36693  
JUN - 7 2023

PAID EXEMPT  
Skamania County Treasurer  
*Deeley [Signature]*

FOR RECORDER'S USE ONLY

211-c

**WARRANTY DEED**

THIS DEED, executed this 25 day of May, 2023 for consideration in the amount of **Zero and 00/100 Dollars (\$0.00)**, receipt of which is hereby acknowledged, I (we) **CHRISTOPHER C. GARDNER, AS HIS SEPARATE ESTATE**, hereby bargain, deed, and convey to **CHRISTOPHER C. GARDNER, SINGLE, AS HIS SEPARATE ESTATE** the following described land in SKAMANIA County, State of Washington, free and clear with **WARRANTY COVENANTS**, to wit:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:**

**Lot 1 of short plats, recorded under Book "2" of short plats, at page 50, records of Skamania county, Washington, more particularly described as follows:**

**The south half of the north half of the south half of the southeast quarter of the southeast quarter and the south half of the south half of the southeast Quarter of the southeast quarter of Section 17, Township 3 North, Range 10 East of the Willamette Meridian, in the county of Skamania, State of Washington.**

**Except the west 2/3 of all the above described parcel.**

Skamania County Assessor *DM*

APN: 03101740020000 *DM*

Date 6/7/23 Parcel# 03101740020000

Property Address: 1202 SCOGGINS ROAD, UNDERWOOD, WA 98651

This instrument was prepared without the benefit of a title examination.

**TOGETHER WITH** all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

**TO HAVE AND TO HOLD**, the tract or parcel of land above-described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this

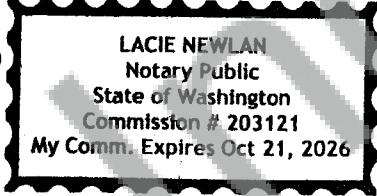
25<sup>th</sup> day of May 2023

Christopher Gardner  
CHRISTOPHER C. GARDNER

STATE OF WASHINGTON )  
 )  
COUNTY OF Kamiah ) SS.

I certify that I know or have satisfactory evidence that **CHRISTOPHER C. GARDNER**, is/are the individual(s) who appeared before me and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal)



Notary Public

My Commission Expires: Oct 21, 2026

This Instrument Prepared By:  
MELISSA SUE RENZA, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994

Send Tax Notices to:  
CHRISTOPHER C. GARDNER  
1202 SCOGGINS ROAD  
UNDERWOOD, WA 98651