

2023-000867

06/22/2023 10:59 AM



When recorded return to:
Steven Richard Sicotte and Francine Marie
62 Tree-ific Drive N
Washougal, WA 98671

Read and Approved:

Arrow Kruse 6/15/2023
X C88049492C8945D...

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36714

JUN 22 2023

PAID 11,147.00
SA, Deputy
SKAMANIA COUNTY TREASURER

Filed for record at the request of:

Fidelity National Title
COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612889385

Title: CL24057
STATUTORY WARRANTY DEED

THE GRANTOR(S) Pensco Trust Company, LLC, Custodian FBO Arrow Kruse, IRA 100%.

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to Steven Richard Sicotte and Francine Marie, 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.)

PTN SEC 34, T2N, R5EWM

Tax Parcel Number(s): 02053420100100 Am 6/22/23

Subject to:

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

Dated: 6/20/23

Pensco Trust Company, LLC, Custodian FBO Arrow Kruse, IRA

BY: [Signature]
Authorized Signer

Pacific Premier Trust
A Division of Pacific Premier Bank
By: Chris Rains
It's: Authorized Signatory

Colorado
State of ~~Washington~~
Denver
County of ~~Clark~~

This record was acknowledged before me on June 20, 2023 by Authorized Signer as
Chris Rains of Pensco Trust Company, LLC, Custodian FBO Arrow Kruse, IRA.

Tula Katrina DeSalvo
(Signature of notary public)
Notary Public in and for the State of Colorado
My appointment expires: 12/18/24

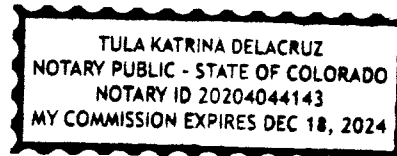


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053420100100

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34, SOUTH 150 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED;

THENCE ALONG SAID WEST LINE SOUTH 120 FEET;

THENCE EAST TO THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER;

THENCE IN A NORTHERLY DIRECTION FOLLOWING THE CENTERLINE OF THE CHANNEL OF THE WASHOUGAL RIVER TO A POINT EAST OF THE INITIAL POINT;

THENCE WEST TO THE INITIAL POINT.

Skamania County Assessor

Date 6-22-23 Parcel# 02053420100100

AM

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 2023.
2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: PIPELINE
RECORDED: September 02, 1947
AUDITOR'S FILE NO.: 36991, BOOK 31, PAGE 480
AREA AFFECTED: SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: PRIVATE ROADWAY
RECORDED: August 26, 1948
AUDITOR'S FILE NO.: 38303, BOOK 32, PAGE 141
AREA AFFECTED: WEST 15 FEET

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:
RECORDED: August 26, 1948
AUDITOR'S FILE NO.: 38303, BOOK 32, PAGE 141
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:
RECORDED: December 21, 1955
AUDITOR'S FILE NO.: BOOK 40, PAGE 360

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS
RECORDED: April 21, 1969
AUDITOR'S FILE NO.: 70950, BOOK 60, PAGE 336
AREA AFFECTED: SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY,
INCLUDING JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
RECORDED: October 26, 1971
AUDITOR'S FILE NO.: 74076, BOOK 63, PAGE 421
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY,
INCLUDING JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
RECORDED: November 23, 2015
AUDITOR'S FILE NO.: 2015002479

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY,
INCLUDING JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
RECORDED: November 23, 2015
AUDITOR'S FILE NO.: 2015002482

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY,
INCLUDING JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
RECORDED: April 27, 2022
AUDITOR'S FILE NO.: 2022-000883
5. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE WASHOUGAL RIVER IF SAID RIVER IS NAVIGABLE.

EXHIBIT "B"

Exceptions
(continued)

ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.

ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

6. ANY QUESTIONS THAT MAY ARISE FROM THE BOUNDARY LINE LOCATION OF THE SURROUNDING PROPERTIES DUE TO THE FACT THAT THE USE LINES OF THE SUBJECT PROPERTY WAS BASED ON A BEGINNING POINT THAT WAS COMMONLY RECOGNIZED AS THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, NOT THE TRUE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF A SECURITY INTEREST ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.