

Skamania County, WA
Total: \$206.50
DEED
Pgs=4

2023-001006

07/20/2023 04:03 PM

Request of: COLUMBIA GORGE TITLE



00016385202300010060040041

When recorded return to:
Dennis L. Hite and Tamira G. Hite
16515 SE Fisher Drive
Vancouver, WA 98683

Filed for record at the request of:

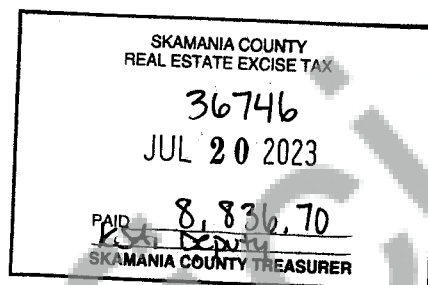


CHICAGO TITLE

COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-163054



STATUTORY WARRANTY DEED

THE GRANTOR(S) Sarah J. Woods, a widow

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

in hand paid, conveys and warrants to Dennis L. Hite and Tamira G. Hite, husband and wife

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.)

W 65' Lot 6 & E 20' Lot 5 MALFAIT RIVERFRONT TRACTS Bk A/Pg 123

Tax Parcel Number(s): 02053143080000,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/17/23

Sarah J. Woods
Sarah J. Woods

State of Washington

County of Clark

This record was acknowledged before me on 7/17/23 by Sarah J. Woods.

[Signature]

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 9/15/2023

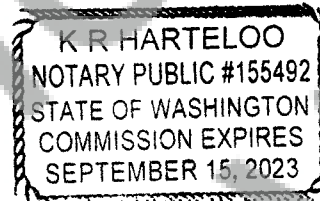


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02053143080000

The East 20 feet of Lot 5, and the West 65 feet of Lot 6, MALFAIT RIVER FRONT TRACTS, according to the Plat thereof, recorded in Book 'A' of Plats, Page 123, in the County of Skamania, State of Washington.

Skamania County Assessor


Date 7/20/23 Parcel# 2-5-31-4-3-800


EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Washougal River.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Washougal River.
5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Washougal River.
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of MALFAIT RIVERFRONT TRACTS Book A, Page 123.
See recorded plat for details
7. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating 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 : February 2, 1971
Book : 62
Page : 587
AND
Recorded : July 22, 1972
Book : 64
Page : 194
8. Easement, including the terms and provisions thereof:
For : Shared Well

Recorded : March 29, 2017
As : 2017000647