

WHEN RECORDED RETURN TO:

Heather L. Guthrie, Esq.

Dunn Carney LLP

851 SW Sixth Avenue, Suite 1500

Portland, OR 97204

Skamania County, WA

Total: \$256.50

DEED

Pgs=4

Request of: HEATHER L. GUTHRIE C/O DUNN CARNEY

2023-001117

08/09/2023 03:14 PM

00016540202300011170040048

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)

Statutory Warranty Deed

REFERENCE NUMBER(S) of Documents assigned or released:SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36772

AUG 09 2023

PAID

Exempt

KSA Deputy
SKAMANIA COUNTY TREASURER☐ Additional numbers on page ____ of document.**GRANTOR(S):**

John A. Kraus and Martha A. Kraus, husband and wife

1. _____

2. _____

3. _____

4. _____

☐ Additional names on page ____ of document.**GRANTEE(S):**

John A. Kraus and Martha A. Kraus, Co-Trustees of the John and Martha Kraus Trust U/A/D Aug 9, 2021

1. _____

2. _____

3. _____

4. _____

☐ Additional names on page ____ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 2 Kraus SP BK 3 PG 155

☐ Complete legal on page ____ of document.**Assessor's Property Tax Parcel #**

03101500200800 and 03101500200700

Lm 8/9/23

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

After Recording Return To:

Heather L. Guthrie, Esq.

Dunn Carney LLP

851 SW Sixth Avenue, Suite 1500

Portland, OR 97204

(For Recorder's Use Only)

Until a change is requested

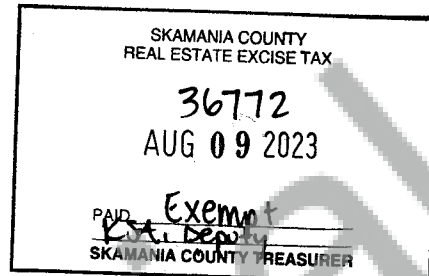
all tax statements shall be sent to:

John A. Kraus and Martha A. Kraus, Co-

Trustees of the John and Martha Kraus Trust

81 Orchard Ln

Underwood, WA 98651



Assessor's Parcel No. 03101500200800 and 03101500200700

Abbreviated Legal Description: Lot 2 Kraus SP BK 3 PG 155 *2m 8/9/23*

STATUTORY WARRANTY DEED

John A. Kraus and Martha A. Kraus, husband and wife, Grantors, hereby convey and warrant to John A. Kraus and Martha A. Kraus, Co-Trustees of the John and Martha Kraus Trust U/A/D Aug 9, 2021, Grantees, all of their interest in the following described real property located in Skamania County, Washington, free of encumbrances except as specifically set forth herein:

See Attached Exhibit A for Legal Description


The Property is free of encumbrances except as described in that certain Statutory Warranty Deed dated August 28, 1989, and recorded on August 8, 1996 in the Skamania County Official Records as Document No. 125966 and except for (1) easements, rights of way, restrictions and encumbrances of record recorded after the recording of such Statutory Warranty Deed, and (2) the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantors to Grantees and Grantees' successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance, including the standard or printed exceptions generally included therein, purchased at the time Grantors purchased the Property. The limitations contained in this paragraph expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration. Grantors make this conveyance to transfer the Property to their revocable living trust.

STATUTORY WARRANTY DEED

DCAPDX3794911.v1


JOHN A. KRAUS

Martha A Kraus
MARTHA A. KRAUS

The forgoing instrument was acknowledged before on this 9 day of August, 2021,
by John A. Kraus and Martha A. Kraus.

KATHY L HOLMES
Notary Public
State of Washington
Commission # 204350
My Comm. Expires Jan 26, 2023

Kathy Holmes
Notary Public for Washington

EXHIBIT A

LEGAL DESCRIPTION

Lot 2, LOLA VEY DEO Short Plat, according to the Plat thereof, recorded October 9, 1978, in Book 2, Page 75, Auditor's File No. 87367, Skamania County Short Plat Records, more particularly described as follows:

Beginning at the South quarter corner of Section 15, Township 3 North, Range 10 East of the Willamette Meridian; thence North 89° 19' West 441.28 feet; thence North 1° 50' East 313.6 feet; thence North 89° 19' West 64.2 feet; thence North 1° 50' East 349.44 feet, to the North line of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 15; thence South 89° 07' East along said North line, 505.48 feet to the Northeast Quarter of said South Half; thence South along the East line of the Southwest Quarter of Section 15, a distance of 661.39 feet to the point of beginning; EXCEPTING THEREFROM, the South 190 feet of the East 130 feet thereof; ALSO EXCEPTING THEREFROM that portion lying within the Cook-Underwood Road; ALSO EXCEPTING THEREFROM, that portion lying within the County Road on the East.

SUBJECT TO reservation of the right to maintain a pipeline across said property as recorded in Book N, Page 76, Skamania County Deed Records.

LOT 1
OF THE KRAUS SHORT PLAT,
ACCORDING TO THE PLAT THEREOF
RECORDED IN BOOK "J" OF PLATS, PAGE 155,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

ZM

Date 8.9.23 Parcel# 03101500200800
03101500200700