

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**2023-001128**

08/10/2023 04:33 PM

Request of: DUNN CARNEY LLP



00016553202300011280040049

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:☐ Additional numbers on page ____ of document.**GRANTOR(S):**

John A. Kraus and Martha A. Kraus

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 3 Kraus SP BK 3 PG 155

☐ Complete legal on page ____ of document.**Assessor's Property Tax Parcel #**03101500200900 *BN*☐ 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:

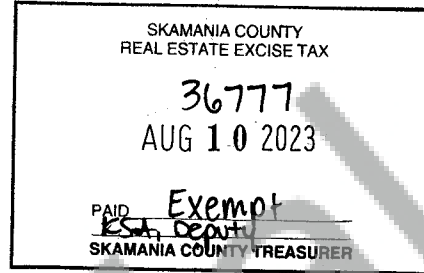
Heather L. Guthrie, Esq.
Dunn Carney LLP
851 SW Sixth Avenue, Suite 1500
Portland, OR 97204

(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. 03101500200900 *fm*

Abbreviated Legal Description: Lot 3 Kraus SP BK 3 PG 155

STATUTORY WARRANTY DEED

John A. Kraus and Martha A. Kraus, 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 August 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 July 11, 2013, and recorded on August 8, 2013 in the Skamania County Official Records as Document No. 2013001772 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

DCAPDX3754769.v1

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the Kraus Short Plat recorded in Book 3 of Short Plats Page 4155, Skamania County Auditor's File No. 108934, Records of Skamania County, Washington.

Skamania County Assessor 

Date 6/10/23 Parcel# 03101500200900