

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

2023-001566

10/30/2023 03:33 PM

Request of: COLUMBIA GORGE TITLE



When recorded return to:

Brandon Pfender and Lindsay Pfender
252 Highland Road
Washougal, WA 98671

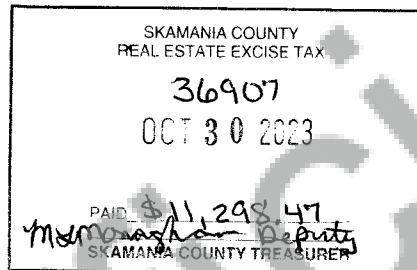
Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-165640



STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Earhart, a single person

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 Brandon Pfender and Lindsay Pfender, 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.)

Lot 35 SKAMANIA HIGHLANDS, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 140, in the County of Skamania, State of Washington

Tax Parcel Number(s): 02051920013500, *4m 10/30/23*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/12/23

Susan Earhart
Susan Earhart

State of Washington
County of Clark

This record was acknowledged before me on 10/12/23 by Susan Earhart.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 2-28-25

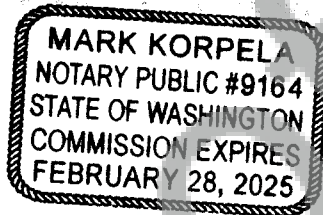


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051920013500

Lot 35 SKAMANIA HIGHLANDS, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 140, in the County of Skamania, State of Washington

Skamania County Assessor

Date 10-30-23 Parcel# 02051920013500
YM

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Easements and matters, including the terms and provisions thereof, as shown on the recorded plat of
SKAMANIA HIGHLANDS Book A, Page 140.
See recorded plat for details
3. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Pacific Power & Light Company
Recorded : May 24, 1940
Book : 28
Page : 76
4. Declaration of Restrictions, including the terms and provisions thereof:
Recorded : March 23, 1977
Book : 72
Page : 416
5. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Public Utility District No. 1 of Skamania County
Recorded : July 9, 2007
As : 2007166812