

When recorded return to:

James Johnson and Katherine Johnson
8395 SE Groce Road
Corbett, OR 97019

STATUTORY WARRANTY DEED
(Fulfillment)

CL13799 BW

THE GRANTOR **First Financial Assurance, LLC**, an Oregon Limited Liability Company
for and in consideration of **Fulfillment of Real Estate Contract**
in hand paid, conveys, and warrants to **James Johnson and Katherine Johnson, husband and wife**
the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: PTN SEC 4, T1N, R5EWM

Tax Parcel Number(s): 01 05 04 0 0 1501 00, 01 05 04 0 0 1501 06

SUBJECT TO covenants, conditions, restrictions, reservations, easement and agreement of record, if any.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated the **September 17, 2019** and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on September 19, 2019 receipt number 34087.

Dated: 12/5/23

First Financial Assurance, LLC

By: Timothy R. Bobosky, Manager

Skamania County
Real Estate Excise Tax

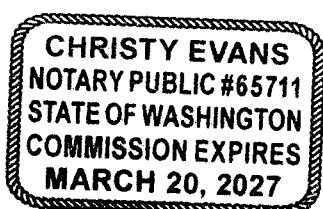
DEC 06 2023

PAID \$175.91-19-2019
Skamania County Treasurer

STATE OF Washington
COUNTY OF Clark } ss.

I certify that I know or have satisfactory evidence that **Timothy R. Bobosky** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **Manager of First Financial Assurance, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/5/23



Notary Public in and for the State of WA
Residing at Vancouver
My appointment expires: 3-20-2027

EXHIBIT "A"

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING WEST AND SOUTH OF THE CENTERLINE OF WHITE DOG ROAD, AS DESCRIBED UNDER SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2004154322 (RECORDED SEPTEMBER 2, 2004), AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF CANYON CREEK ROAD.

EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 82149 IN BOOK 70, PAGE 951.

Skamania County Assessor

Date 12/6/23 Parcel# 1-5-4-1501
② 1-5-4-1501-06

Unofficial
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