

Skamania County, WA **2023-001787**
Total: \$206.50
DEED
Pgs=4
12/07/2023 12:10 PM

Request of: COLUMBIA GORGE TITLE



When recorded return to:
David Normand and Nora Normand
PO BOX 600
Cascade Locks, OR 97014

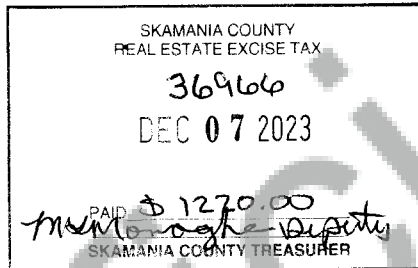
Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-165561



BARGAIN AND SALE DEED

THE GRANTOR(S)

Riverside Guardian Services, Administrator of the Estate of Roy Anthon Willing, deceased, pursuant to Clark County Superior Court Case No. 23-4-00239-06

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

David Normand and Nora Normand, 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 4 B CALLAHAN SP Bk 3/Pg 146

Tax Parcel Number(s): 03082120071000 *LM 12/7/23*

Subject to:

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

BARGAIN AND SALE DEED
(continued)

Dated: December 5, 2023

Riverside Guardian Services, Administrator of the Estate of Roy Anthon Willing

BY: *Amber Zabel*
Amber Zabel
Authorized Signor

State of Washington

County of Clark

This record was acknowledged before me on December 6th, 2023 by Amber Zabel as Authorized Signor of Riverside Guardian Services, Administrator of the Estate of Roy Anthon Willing.

B. Jamieson
(Signature of Notary public)
Notary Public in and for the State of WA
My appointment expires: 4/15/2025

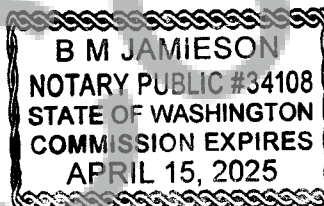


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03082120071000

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the B. CALLAHAN Short Plat, recorded in Book 3 of Short Plats, Page 146, Skamania County Records.

EXCEPTING THEREFROM the East 37 feet of the Southern 133.75 feet of Lot 4 of B. CALLAHAN Short Plat, according to the official plat thereof, recorded in Book 3 of Short Plats at Page 146, records of Skamania County, Washington.

Skamania County Assessor

Date 12-7-23 Parcel# 03082120071000
Ym

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of S. GARWOOD Short Plat Book 3, Page 47.
See recorded plat for details
4. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of B. CALLAHAN Short Plat, Book 3, Page 146.
See recorded plat for details
5. Private Roadway Agreement, including the terms and provisions thereof:
Recorded : July 28, 1989
Book : 115
Page : 114