

Skamania County, WA
Total: \$207.50
DEED
Pgs=5

2023-001791

12/07/2023 01:18 PM

Request of: COLUMBIA GORGE TITLE



00017460202300017910050050

When recorded return to:

The Bies Trust Dated May 15, 2023
232 Edgewater Drive
Carson, WA 98610

Filed for record at the request of:

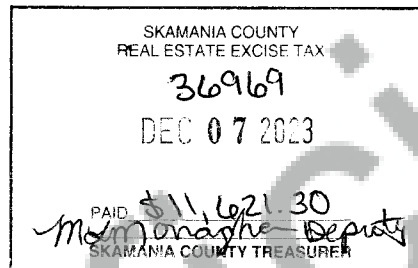


CHICAGO TITLE

COMPANY OF WASHINGTON

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

Escrow No.: 622-167013



STATUTORY WARRANTY DEED

THE GRANTOR(S) James Robert Kean and Amanda Claire Kean, a married couple

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 Jennifer A. Bies, Trustee of The Bies Trust Dated May 15, 2023

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 11 EDGEWATER PROP BOOK A, PAGE 119

Tax Parcel Number(s): 04072334060500, *2m 12/7/23*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12.5.23

James Robert Kean
James Robert Kean

Amanda Claire Kean
Amanda Claire Kean

State of ~~Washington~~ Oregon

County of ~~Clark~~ Clackamas

This record was acknowledged before me on 12.5.23 by James Robert Kean
and Amanda Claire Kean.

Francine Lacasse Beckler
(Signature of notary public)
Notary Public in and for the State of Oregon
My appointment expires: 1.24.27

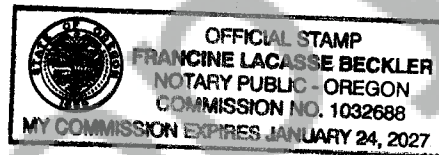


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 04072334060500

Lot 11 EDGEWATER PROPERTIES, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 119, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 12-7-23 Parcel# 04072334060500

Ym

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. SEE EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF

Unofficial
Copy

EXHIBIT "C"

ORDER NO. S-23-419

2. Conditions & Restrictions, including the terms and provisions thereof, as disclosed by Real Estate

Contract:

Recorded : October 19, 1987

Book : 107

Page : 72

AND

Recorded : December 22, 1988

Book : 112

Page : 287

AND

Recorded : March 19, 1990

Book : 118

Page : 208

3. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : September 28, 1989

Book : 116

Page : 89

AND

Recorded : May 10, 1990

Book : 118

Page : 835

4. Easements and matters, including the terms and provisions thereof, as shown in Real Estate Contract:

Recorded : July 1, 1999

As : 190

Affects : 981

5. Easement, including the terms and provisions thereof:

For : Right of Way

Granted to : Public Utility District No. 1 of Skamania County

Recorded : November 18, 2015

As : 2015002415

6. The effect, if any, of Bargain and Sale Deed, including the terms and provisions thereof:

Recorded : November 21, 2018

As : 20180002310

Affects : This and other property

7. Water Supply and Sanitary Easement, including the terms and provisions thereof:

Recorded : November 21, 2018

As : 2018002311

Affects : This and other property

8. Easement and Maintenance Agreement, including the terms and provisions thereof:

Recorded : August 19, 2020

As : 2020002143