

Skamania County, WA
Total: \$205.50
DEED
Pgs=3

2023-001877

12/20/2023 11:25 AM

Request of: WFG NATIONAL TITLE COMPANY



AFTER RECORDING MAIL TO:
Charles F. Diehl and Charlotte D. Diehl
PO Box 386
Ilwaco, WA 98624

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 23-181820

Statutory Warranty Deed

Abbreviated Legal Portion of Section 10, Township, 3 North, Range 9 East of the Willamette
Additional legal(s) on page: 3
Assessor's Tax Parcel Number(s): 03091000170000 2m 12/20/23
Meridian

THE GRANTOR Guy A. Richards and Jo Ann Richards, a married couple, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles F. Diehl and Charlotte D. Diehl, a married couple, the following described real estate, situated in the County of Skamania, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 19th day of December, 2023

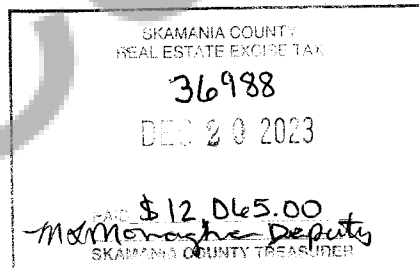
Guy A. Richards by: Jo Ann Richards, Attorney in fact

Guy A. Richards

By: Jo Ann Richards, Attorney in Fact

Jo Ann Richards

Jo Ann Richards



☒ If checked, This notarial act involved the use of communication technology.

STATE OF Washington }

SS.

County of Snohomish }

On this 19th day of December, 2023 before me personally appeared Jo Ann Richards to me known to be the individual described in and who executed the foregoing instrument for his/her self and as Attorney in Fact for Guy A. Richards and acknowledged that he/she signed and sealed the same as his/her free and voluntary act and deed for his/her self and also as free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not revoked and that the said principal is now living and is not incapacitated.

Given under my hand and official seal the day and year last above written.

Dated this 19th day of December, 2023

Colleen T Blake

Notary Public for Washington

My Commission Expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

This notarial act involved the use of communication technology

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING SOUTHERLY OF THE SOUTH LINE OF JESSUP ROAD.

EXCEPT THE SOUTH 462 FEET THEREOF.

Skamania County Assessor

Date 12-20-23 Parcel# 03091000170000

LM