

Skamania County, WA
Total: \$306.50
DEED
Pgs=4

2024-000011

01/03/2024 01:43 PM

Request of: CLARK COUNTY TITLE



00017664202400000110040041

When recorded return to:
John Mike Tiffin
Solid Ground Sales LLC
8374 Market Street, Unit 153
Bradenton, FL 34202

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Bird, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Solid Ground Sales LLC

the following described real estate, situated in the County of Skamania, State of Washington:

LOT 15, BLOCK 4 OF WOODWARD MARINA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 114, RECORDS OF SKAMNIA COUNTY, WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 02063414160000

Skamania County Assessor

Date 1-3-24 Parcel# 02063414160000

JM

Skamania County
Real Estate Excise Tax

31007

JAN - 3 2024

PAID \$ 248.00
Skamania County Treasurer

STATUTORY WARRANTY DEED
(continued)

Dated: December 27, 2023

Patricia Bird

Patricia Bird

State of Washington

County of Clark

This record was acknowledged before me on 12/27/23 by Patricia Bird.

Matthew G. Ellis

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 11/06/23 ~~11/06/23~~ 11/06/24

NOTARY PUBLIC
STATE OF WASHINGTON
MATTHEW G. ELLIS
MY COMMISSION EXPIRES
NOVEMBER 06, 2024
COMMISSION #139722

3. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND.
4. RIGHT OF SKAMANIA LANDING OWNER'S ASSOCIATION TO LEVY AND COLLECT ASSESSMENTS AS PROVIDED FOR IN ARTICLES OF INCORPORATION AND BY-LAWS.
5. SPECIAL MARINE DOCK ASSESSMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED July 08, 2019 UNDER AUDITOR'S FILE NO. 2019001166.
7. LEASE AND THE TERMS AND CONDITIONS THEREOF: LESSOR: WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES LESSEE: SKAMANIA LANDING OWNERS ASSOCIATION RECORDED: May 08, 2019 AUDITOR'S FILE NO.: 2019000700
8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: NORTHWEST ELECTRIC COMPANY PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION RECORDED: July 21, 1912 AUDITOR'S FILE NO.: BOOK O, PAGE 24 AREA AFFECTED: BLANKET AREA
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY, INCLUDING JOINT USERS PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION AREA AFFECTED: SAID PREMISES RECORDED: April 03, 1963 AUDITOR'S FILE NO.: 61329, BOOK 51, PAGE 186
10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT; RECORDED: August 17, 1964 AUDITOR'S FILE NO.: BOOK 53, PAGE 164
11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT; AUDITOR'S FILE NO.: 68398, BOOK J, PAGE 162 SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY INSTRUMENT: RECORDED: August 20, 2015 AUDITOR'S FILE NO.: 2015001750
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: SKAMANIA COUNTY PURPOSE: RIGHT OF WAY FOR PUBLIC ROADS AND COUNTY ROAD NO. 1016, DESIGNATED AS SKAMANIA LANDING ROAD RECORDED: March 23, 1971 AUDITOR'S FILE NO.: 73257, BOOK 62, PAGE 728 AREA AFFECTED: SAID PREMISES
13. BY-LAWS: RECORDED: AUDITOR'S FILE NO.: 98929 AMENDMENT THERETO: RECORDED: AUDITOR'S FILE NO.: 117222, BOOK 137, PAGE 818, 142005, BOOK 213, PAGE 448, 2011178954, 2012181451, 2013002438, 2014001283, 2015001672 AND 2019001167, 2019000699, 2017001607
14. RESERVATION OF OILS, GASES, COAL, ORES, MINERALS AND FOSSILS, TOGETHER WITH RIGHT TO ENTER AND EXPLORE FOR SAME, ETC., WITH PROVISION FOR COMPENSATION FOR DAMAGES CAUSED BY THE EXERCISE OF SUCH RIGHT, ETC., MADE BY STATE OF WASHINGTON IN R.C.W. 79.11.210
15. MATTERS DISCLOSED BY SURVEY RECORDED September 27, 2018 UNDER FILE NO. 2018001980
Commitment No.: CL25666 Page 6
16. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
17. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY

COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

18. ANY QUESTION THAT MAY ARISE DUE TO THE CHANGE IN THE WATER LEVEL OF WOODYS LAKE, OR ANY CHANGE IN THE SHORELINE OF SAID PREMISES, SUCH THAT THE LINE OF HIGH WATER HAS SHIFTED FROM ITS FORMER POSITION.

19. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF WOODYS LAKE DUE TO SAID LAKE HAVING CHANGED ITS COURSE. NOTE: THE FOLLOWING IS A 24 MONTH CHAIN OF TITLE THIS IS FOR INFORMATIONAL PURPOSES ONLY. THE FOLLOWING DEED(S) AFFECTING SAID LAND WERE RECORDED WITHIN 24 MONTHS OF THE DATE OF THIS REPORT: THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS

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