


When recorded return to:
Randall Hansen
10721 Washougal River Road
Washougal, WA 98671

Filed for record at the request of:
 **Fidelity National Title**
COMPANY OF WASHINGTON, INC.
655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612892603


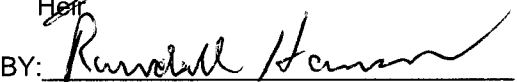
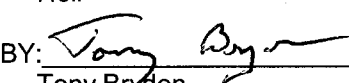
PERSONAL REPRESENTATIVE DEED
(Bargain and Sale Deed - RCW 64.04.040)

THE GRANTOR(S)
Donald Christopher Bryden, Randall Hansen and Tony Bryden, as Heirs and Devisees of Donald J Bryden, deceased
for and in consideration of
Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, bargains, sells, and conveys to
Randall Hansen, unmarried man
the following described estate, situated in the County of Skamania, State of Washington:
Lot 2 of SHON-TAY-RILL, according to the recorded plat thereof, recorded in Book 'A' of Plats,
Page 139, in the County of Skamania, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)


Skamania County Assessor
Tax Parcel Number(s): 02053242010900 Date 1/29/24 Parcel # 02053242010900
Subject to: LM
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 26, 2024

Heirs and Devisees of Donald J Bryden, deceased

BY: 
Donald Christopher Bryden
Heir
BY: 
Randall Hansen
Heir
BY: 
Tony Bryden
Heir

Skamania County
Real Estate Excise Tax
37028
JAN 29 2024

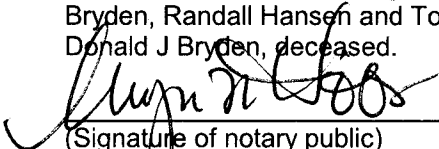
PAID \$4055.00

Skamania County Treasurer

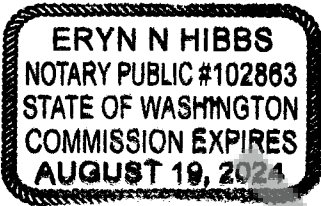
PERSONAL REPRESENTATIVE DEED
(continued)

State of Washington

County of Clark

This record was acknowledged before me on January 26, 2024 by Donald Christopher Bryden, Randall Hansen and Tony Bryden as Heir, Heir and Heir, respectively, of Heirs to the estate of Donald J Bryden, deceased.


(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/19/2024



Unofficial Copy

EXHIBIT "A"
Exceptions

1. Taxes and assessments as they are due.
2. The taxes for the current year reflect an exemption as allowed under RCW 84.36 for senior citizens. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
AUDITOR'S FILE NO.:80470, BOOK 69, PAGE 293
4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: CONNECT TO THE SUBDIVISION'S WATER SUPPLY
RECORDED: June 03, 1975
AUDITOR'S FILE NO.: 79387
5. **DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**
6. **ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE NORTH FORK OF THE WASHOUGAL RIVER RIVER IF SAID RIVER IS NAVIGABLE.**
7. **ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE NORTH FORK OF THE WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.**
8. **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.**
9. **PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.**
10. **POSSIBLE BUILDING ENCROACHMENT AS DISCLOSED BY SKAMANIA COUNTY AERIAL PHOTO.**