


When recorded return to:
Heather Mae Canby and Tyler Aaron Zimmerman
171 Boyd Street
Carson, WA 98610

Filed for record at the request of:



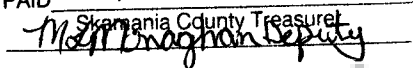
CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-169464

Skamania County
Real Estate Excise Tax

37271
JUL 16 2024

PAID \$ 5000.00
Skamania County Treasurer


STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally M. Moore, a single person
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 Heather Mae Canby, an unmarried person and Tyler Aaron Zimmerman, an unmarried person, as joint tenants with the right of survivorship, and not as community property or as tenants in common.

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.


Accepted and Approved:  

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.)

Lots 5-10 Blk 4 BOYD & WILKINSON ADD Bk A/Pg36

Tax Parcel Number(s): 03082921270000, 

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7-15-24

Sally M. Moore
Sally M. Moore

State of Washington

County of Clark

This record was acknowledged before me on 7/15/24 by Sally M. Moore.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9/15/2027

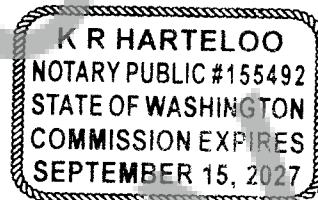


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03082921270000

PARCEL I:

A tract of land located in the Northwest Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 25 feet West of the Northwest corner of Lot 5, Block 4 of BOYD AND WILKINSON Addition to Carson, according to the official plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington; thence East 325 feet, more or less, to intersection with the East line of the Northwest Quarter of the said Section 29; thence South to the Northerly line of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Transmission Lines; thence Westerly following the North line of said strip of land 325 feet, more or less, to a point due South of the point of beginning; thence North to the point of beginning.

PARCEL II:

Lots 6, 7 and 8, Block 4 of BOYD AND WILKINSON Addition to Carson, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 36, in the County of Skamania, State of Washington.

PARCEL III:

Lots 9 and 10, Block 4 of BOYD AND WILKINSON Addition to Carson, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 36, in the County of Skamania, State of Washington.

Skamania County Assessor 

Date 7/16/21 Parcel # 03082921270000

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BOYD AND WILKINSON Book A, Page 36.

See recorded plat for details

3. Easement, including the terms and provisions thereof:

For: Road and Pipeline
Recorded: February 28, 1992
Book: 127
Page: 528