

When recorded return to:  
Sandeep Kumar Punj and Deepika Sidhu  
371 Panda 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.: 612891722

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ira Stanley Lethco, Jr. and Sherry L. Shacklett-Lethco, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys and warrants to Sandeep Kumar Punj and Deepika Sidhu, a married couple

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 2 CURTIS SP Bk3/Pg 324

Tax Parcel Number(s): 02053000130500

Subject to:

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

Skamania County  
Real Estate Excise Tax  
31282  
JUL 22 2024

PAID \$16,502.00  
Skamania County Treasurer  
*M. Bonagura*

STATUTORY WARRANTY DEED  
(continued)

Dated: 6/10/24

Ira Stanley Lethco, Jr.  
Ira Stanley Lethco, Jr.  
Sherry L. Shacklett-Lethco  
Sherry L. Shacklett-Lethco

State of Washington  
County of Clark  
This record was acknowledged before me on 6/10/24 by Ira Stanley Lethco, Jr. and Sherry L. Shacklett-Lethco.

Melissa A. Miller  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 1/29/27



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02053000130500**

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Lot 2 of the CURTIS Short Plat, as recorded in Book 3 of Short Plats, at page 324, Skamania County, Washington, Auditor's File Records, in the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

TOGETHER with the following strip of land:

Beginning at the Southeast corner of said Lot 1;

Thence North 89° 41' 23" West, along the South line of said Lot 1, for a distance of 92.22 feet;

Thence North 89° 41' 57" East, leaving said South line, for a distance of 91.48 feet;

Thence South 36° 50' 48" East, for a distance of 1.22 feet to the Point of Beginning:

EXCEPT the following strip of land:

Commencing at the Northwest corner of Lot 2 of said "CURTIS Short Plat";

Thence South 89° 41' 23" East, along the North line of said Lot 2, for a distance of 72.86 feet to the True Point of Beginning;

Thence South 89° 41' 23" East, continuing along said North line, for a distance of 101.84 feet;

Thence South 87° 27' 32" West, leaving said North line, for a distance of 88.66 feet;

Thence North 71° 19' 55" West, for a distance of 14.00 feet to the True Point of Beginning:

ALSO EXCEPT the following strip of land:

Commencing at the Northwest corner of said Lot 2;

Thence South 89° 41' 23" East, along the North line of said Lot 2, for a distance of 174.70 feet to the True Point of Beginning;

Thence South 89° 41' 23" East, continuing along said North line, for a distance of 409.17 feet;

Thence South 89° 41' 57" West, leaving said North line, for a distance of 83.34 feet;

Thence North 89° 32' 00" West, for a distance of 325.84 feet to the True Point of Beginning.

Skamania County Assessor

Date 7/22/24 Parcel# 25-30-1305

(Signature)

**EXHIBIT "B"**  
Exceptions

1. Taxes and assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CURTIS Short Plat Book 3, Page 324.

See recorded plat for details

4. Easement, including the terms and provisions thereof:  
For: Ingress, egress and utilities  
Recorded: August 23, 1972  
Book: 64  
Page : 372
5. Road Maintenance Agreement, including the terms and provisions thereof:  
Recorded: August 6, 1997  
Book: 167  
Page: 970