

When recorded return to:
Alex Lee Bancroft and Troy Louis Foxworthy and
Peggy Anne Foxworthy
92 Steves Road
Washougal WA 98671

Filed for record at the request of:



Fidelity National Title

COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612895571

CL 96542

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronniesha Rivera, Personal Representative for the Estate of Cecil J. Henson, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Alex Lee Bancroft, an unmarried person and Troy Louis Foxworthy and Peggy Anne Foxworthy, 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 10 HIDEAWAY II BK B/PG 4

Full Legal on page 2

Tax Parcel Number(s): 02051124011000

Subject to:

2m 9/26/24

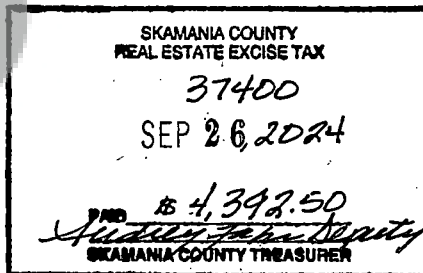
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 9/29/2024

Ronniesha Rivera, Personal Representative for the Estate of Cecil J. Henson, deceased

BY:

Ronniesha Rivera
Personal Representative



State of Washington

County of Clark

This record was acknowledged before me on 9/24/24 by Ronniesha Rivera as Personal Representative of Ronniesha Rivera, Personal Representative for the Estate of Cecil J. Henson, deceased.

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: July 20, 2027

May 20, 2027

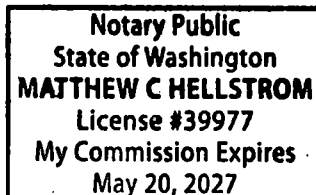


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051124011000

LOT 10 OF HIDEAWAY II, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "B" OF
PLATS, PAGE 4, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 9-26-24 Parcel# 02051124011000
LM

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. General taxes for the second half of 2024, which becomes delinquent after October 31st if unpaid:

Amount: \$1,309.51
Tax Account No.: 02051124011000

Note: General taxes for the full year billed at \$2,619.03.

2. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF WASHOUGAL.

UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY DUGGAN FALLS.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
AUDITOR'S FILE NO.: BOOK 71, PAGE 682

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
RECORDED: March 25, 2003
AUDITOR'S FILE NO.: 148092 BOOK 239, PAGE 383

THE TITLE TO THE MANUFACTURED HOME HAS BEEN ELIMINATED BY INSTRUMENT
RECORDED UNDER FILE NO. BOOK 237, PAGE 828, 147741.

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

3. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR
TELEPHONE, WATER AND PUD EASEMENT.