



00019907202400016870040040

When recorded return to:

Lisa Marie Conrad
91 Taylor Road
Washougal, WA 98671

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-170206

Skamania County
Real Estate Excise Tax

37486
NOV 14 2024

PAID

\$6755.00

Skamania County Treasurer
M. S. [Signature]

STATUTORY WARRANTY DEED

THE GRANTOR(S) David E. Richardson and Amanda Richardson, husband and wife
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 Lisa Marie Conrad, an unmarried woman

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 1 RIVERSIDE ESTATES Bk B/Pg 44

Tax Parcel Number(s): 02052930010000 *om*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11.7.2024

David E. Richardson
David E. Richardson

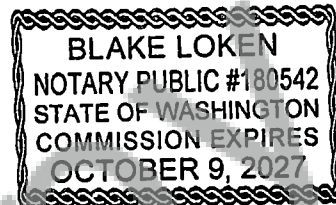
Amanda Richardson
Amanda Richardson

State of WA

County of Clark

This record was acknowledged before me on 11.7.2024 by David E. Richardson.

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: October 09, 2027



State of WA

County of Clark

This record was acknowledged before me on 11.8.2024 by Amanda Richardson.

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: October 09, 2027

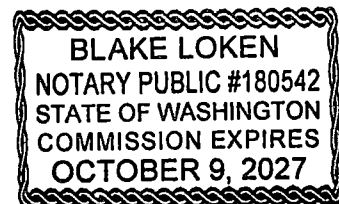


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052930010000

Lot 1 of RIVERSIDE ESTATES, according to the plat thereof, recorded in Book 'B' of Plats, Page 44, in the County of Skamania, State of Washington

Skamania County Assessor *om*

Date 11/14/24 Parcel# 02052930010000

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of RIVERSIDE ESTATES SUBDIVISION, recorded in Book "B", of Plats, Page 44.
See recorded plat for details
3. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : March 27, 1980
Book : 78
Page : 48
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : December 9, 1985
Book : 85
Page : 421
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : March 21, 1994
Book : 142
Page : 15
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : January 16, 2014
As : 2014000086
Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Homeowners Association.