

When recorded return to:
Randall Vernon West and Melody A. West
14491 Washougal River Road
Washougal, WA 98671

Skamania County, WA
Total: \$306.50
DEED
Pgs=4
Request of: RANDAL VERNON WEST
2025-000061
01/13/2025 02:07 PM
00020310202500000610040047

Filed for record at the request of:



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

Escrow No.: 612896498
LL 26769

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane K. Woodruff and Ruth M. Woodruff, 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 Randall Vernon West and Melody A. West, ~~a married couple~~
husband and wife
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.)

PORTION OF SECTION 22

Tax Parcel Number(s):
Full Legal on page 3 02052240020000 *JM*

Subject to:

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

Skamania County
Real Estate Excise Tax
37574
JAN 13 2025

PAID \$ 9464.00
M. Monaghan Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 9, 2025

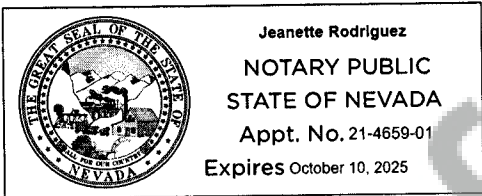
Duane K. Woodruff
Duane K. Woodruff

Ruth M. Woodruff
Ruth M. Woodruff

State of Nevada
County of Clark

This record was acknowledged before me by means of communication technology
on 01/10/2025 by Duane K. Woodruff and Ruth M. Woodruff.

Jeanette Rodriguez
Notary Public
My commission expires: 10/10/2025



Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s):

02052240020000

ALL OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING WEST OF THE WASHOUGAL RIVER ROAD.

Skamania County Assessor *DM*

Date 1/13/15 Parcel# 02052240020000

EXHIBIT "B"

Exceptions

- REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:

YEAR AMOUNT PAID OWING

2024 \$4,483.92 \$4,483.92 \$0.00

TAX PARCEL NO: 02-05-22-4-0-0200-00

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND.

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

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: STATE OF WASHINGTON
RECORDED: June 16, 1954
AUDITOR'S FILE NO.: BOOK 38 PAGE 188
AREA AFFECTED: SAID PREMISES
- RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: 10th day of April, 1984
AUDITOR'S FILE NO.: BOOK 83 PAGE 312
RESERVING: COAL AND MINERALS
- MATTERS DISCLOSED BY SURVEY RECORDED April 17, 2008 UNDER FILE NO. 2008169627
- THE TITLE TO THE MANUFACTURED HOME HAS BEEN ELIMINATED BY INSTRUMENT
- MANUFACTURED HOME AFFIDAVIT OF AFFIXATION AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2009173465.