

Skamania County, WA
Total:\$308.50
DEED
Pgs=6

2025-000549

04/23/2025 10:08 AM

Request of: COLUMBIA GORGE TITLE



00021016202500006490060069

When recorded return to:

John Kendall and Mary Kendall
3402 NE 143rd St
Vancouver, WA 98686

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-170166

Skamania County
Real Estate Excise Tax

37709
APR 23 2025

PAID \$2543.00
Skamania County Treasurer
M. Monaghan

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark J. Stadick and Beverly A. Stadick, Trustees of the Stadick Family Trust,
dated April 13, 2022

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 John Kendall and Mary Kendall, 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.)

Lot 10 EDGEWATER PROP Bk A/Pg 119

Tax Parcel Number(s): 04072334060600 *gm*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 21, 2025

The Stadick Family Trust

BY: Mark J. Stadick
Mark J. Stadick
Trustee

BY: Beverly A. Stadick
Beverly A. Stadick
Trustee

State of Washington

County of Clark

This record was acknowledged before me on 4/21/25 by Mark J. Stadick and Beverly A. Stadick as Trustee and Trustee, respectively, of The Stadick Family Trust.

Alayna Salvato
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 11/2/25

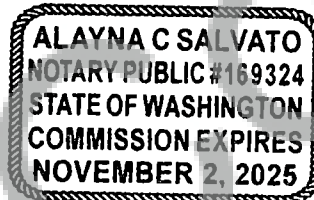


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 04072334060600

Lot 10, EDGEWATER PROPERTIES, according to the recorded plat thereof, recorded in Book 'A' of plats, Page 119, County of Skamania, State of Washington.

Skamania County Assessor *sm*

Date 4/23/15 Parcel# 04072334060600

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of WIND RIVER.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of WIND RIVER.
5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of WIND RIVER
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of EDGEWATER PROPERTIES Book A, Page 119. See recorded plat for details
7. Reservations, including the terms and provisions thereof, in Deed:
Recorded : January 2, 1986
Book : 100
Page : 1
8. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : December 22, 1988
Book : 112
Page : 287

EXHIBIT "B"

Exceptions
(continued)

9. Declaration for Operation of Water System, including the terms and provisions thereof:
Recorded : September 28, 1989
Book : 116
Page : 89
AND
Recorded : May 10, 1990
Book : 118
Page : 835
10. Declaration and Agreement of Restrictive Covenants and Assessments, including the terms and provisions thereof:
Regarding : Edgewater Water System Association
Recorded : July 18, 1997
Book : 167
Page : 314
11. Easement, including the terms and provisions thereof:
Recorded : July 1, 1999
Book : 190
Page : 981
12. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Public Utility District No. 1 of Skamania County
Recorded : November 18, 2015
As : 2015002415
13. Amended and Restated Declaration and Agreement of Restrictive Covenants and Assessments,
including the terms and provisions thereof:
Regarding : Edgewater Water System Association
Recorded : August 28, 2017

EXHIBIT "B"

Exceptions
(continued)

As : 2017001800
AND
Re-Recorded : September 13, 2017
As : 2017001920

14. The effect, if any, of Bargain and Sale Deed, including the terms and provisions thereof:
Recorded : November 21, 2018
As : 2018002310
Affects : This and other property
15. Water Supply and Sanitary Easement, including the terms and provisions thereof:
Recorded : November 21, 2018
As : 2018002311
Affects : This and other property
16. Easement, including the terms and provisions thereof:
For : Ingress and Egress
Recorded : August 19, 2020
As : 2020002143