

Skamania County, WA  
Total: \$305.50  
DEED  
Pgs=3

2025-000643

05/05/2025 02:23 PM

Request of: WFG TITLE



AFTER RECORDING MAIL TO:  
Joseph Winter and Lisa Winter  
1704 NE 60th St  
Vancouver, WA 98665

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC  
Escrow Number: 25-126166

### Statutory Warranty Deed

Abbreviated Legal: LOT 1 ROBERT COLEMAN SP BK 3PG 414

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 02053220030500 *2m 5-5-25*

THE GRANTOR **Kathy Jean Smith and Cheryl Rose Lipari, Co-Successor Trustees of Trust R&BC1, dated January 17, 1989, as amended**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Joseph Winter and Lisa Winter, a married couple**, the following described real estate, situated in the County of Skamania, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 5<sup>th</sup> day of May, 2025

Skamania County

Real Estate Excise Tax

37731

MAY 05 2025

PAID

\$ 11,284.70

Skamania County Treasurer

*[Signature]*

The R&BC1 Trust

By: Kathy Jean Smith

Kathy Jean Smith, Co-Successor Trustee

By: Cheryl Rose Lipari

Cheryl Rose Lipari, Co-Successor, Trustee

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }

County of Clark }

SS.

This record was acknowledged before me on this 29 day of April, 2025 by Kathy Jean Smith and Cheryl Rose Lipari as the trustee(s) of Kathy Jeane Smith and Cheryl Rose Lipari, Co-Successor Trustees of Trust R&BC1.

[Signature]  
Notary Public for Washington

My commission expires: 1-16-2029

NOTARY PUBLIC  
STATE OF WASHINGTON  
TRACEY L HENDRICKSON  
MY COMMISSION EXPIRES  
JANUARY 16, 2029  
COMMISSION # 39080

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

LOT 1 OF THE ROBERT COLEMAN SHORT PLAT, REVISED BY SHORT PLAT, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 414, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO SUSAN CLARK BY INSTRUMENT RECORDED IN BOOK 159, PAGE 983.

SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

**Skamania County Assessor**

Date 5-5-25 Parcel# 0205322 0030500

*LM*