

When recorded return to:

John Richard Chipp and Ruth Lynette Chipp
~~713 Chinook~~ PO Box 552
North Bonneville, WA 98639

Skamania County, WA
Total: \$306.50
DEED
Pgs=4
Request of: COLUMBIA GORGE TITLE

2025-000851

06/04/2025 02:50 PM



00021433202500008510040041

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-120

THE GRANTOR(S)
Ismail Hakki Batum, a married man as his separate estate,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
THE GRANTEE(S)
John Richard Chipp and Ruth Lynette Chipp, a married couple

the following described real estate, situated in the County of Skamania, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 13 Blk 7 RELOCATED NORTH BONNEVILLE

SUBJECT TO SPECIAL EXCEPTIONS 8,9 and 10 OF THE PRELIMINARY TITLE REPORT DATED May 29,
2025, FILE NUMBER S-25-120. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE
HEREIN NAMED.

Tax Parcel Number(s): 02-07-20-4-3-1300-00 *gm*

Dated: 06/03/2025

Ismail Hakki Batum
Ismail Hakki Batum

Skamania County
Real Estate Excise Tax
37783
JUN 04 2025

PAID \$ 5864.00
M. Monaghan-Depato
Skamania County Treasurer

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 3, 2025 before me, Cindy Lou Hogan, notary public
personally appeared Ismail Hakki Batum

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Cindy Lou Hogan, Notary Public



-----Optional Information-----

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Office(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry# _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints

☐ _____

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on this _____ day of _____, 20____, by
Ismail Hakki Batur.



Signature

Title

My commission expires:

Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 713 Chinook Cir., North Bonneville, WA 98639
Tax Parcel Number(s): 02-07-20-4-3-1300-00

Property Description:

Lot 13 of Block 7 of the PLAT OF RELOCATED NORTH BONNEVILLE, according to the Plat thereof, recorded in Book 'B' of Plats, Page 13, also recorded in Book 'B' of Plats, Page 29, Skamania County Records, in the County of Skamania, State of Washington.

Skamania County Assessor *om*

Date 6/4/25 Parcel# 02072043130000

Unofficial Copy