

When recorded return to:  
Justin Benjamn Rupp and Emily Jean Rupp, a  
married couple  
22 Pine Drop Drive  
Washougal, WA 98671

Skamania County  
Real Estate Excise Tax

37812  
JUL 30 2025

Filed for record at the request of:

 Fidelity National Title

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

Escrow No.: 612900712

PAID \$ 7,475.00  
K. St. Deputy Skamania County Treasurer

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ace A. Hackney, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys and warrants to Justin Benjamn Rupp and Emily Jean Rupp, a married couple

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

THE NORTH 209 FEET OF LOT 1 OF LUTHER D. DICKINSON AND SHEILA  
DICKINSON SHORT PLAT, RECORDED UNDER BOOK "2" OF SHORT PLATS, PAGE 9,  
RECORDS OF SKAMANIA COUNTY, WASHINGTON.

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

Tax Parcel Number(s): 02-05-20-0-0-0603-00 *ZLM 7/30/25*

Subject to:

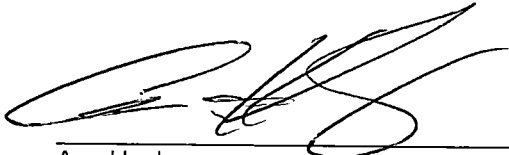
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 24, 2025

Skamania County Assessor

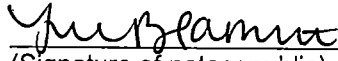
Date *7-30-25* Parcel# *02052000060300*  
*ZLM*

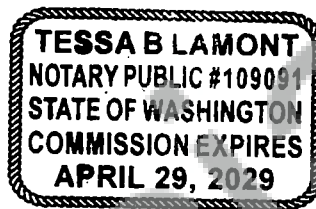
STATUTORY WARRANTY DEED  
(continued)

  
\_\_\_\_\_  
Ace Hackney

State of Washington  
County of Clark

This record was acknowledged before me on 7/24/25 by Ace Hackney.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 4/29/29



## EXHIBIT "A"

### Exceptions

1. **LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND WHICH MAY BE ASSESSED FOR THE YEAR 2025.**

2. **AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**REGARDING:** **ROAD MAINTENANCE  
AGREEMENT**  
**RECORDED:** **January 28, 1993**  
**AUDITOR'S FILE NO.:** **BOOK 133 PAGE 116**

3. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**PURPOSE:** **INGRESS, EGRESS AND  
UTILITIES**  
**RECORDED:** **March 11, 1977**  
**AUDITOR'S FILE NO.:** **83700, BOOK 72, PAGE 388**  
**AREA AFFECTED:** **SAID PREMISES**

4. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**PURPOSE:** **INGRESS, EGRESS AND  
UTILITIES**  
**RECORDED:** **December 07, 1977**  
**AUDITOR'S FILE NO.:** **90040, BOOK 77 PAGE 664**  
**AREA AFFECTED:** **SAID PREMISES**

5. **AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**REGARDING:** **BOUNDARY LINE  
ADJUSTMENT**  
**RECORDED:** **November 03, 2022**  
**AUDITOR'S FILE NO.:** **2022002183**

6. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**PURPOSE:** **INGRESS EGRESS AND  
UTILITIES**  
**RECORDED:** **November 03, 2022**  
**AUDITOR'S FILE NO.:** **2022002183**  
**AREA AFFECTED:** **SAID PREMISES**

7. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**PURPOSE:** **SEPTIC DRAINFIELD**  
**RECORDED:** **November 03, 2022**  
**AUDITOR'S FILE NO.:** **2022002183**  
**AREA AFFECTED:** **SAID PREMISES**

## **EXHIBIT "A"**

Exceptions  
(continued)

8.

**DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**

Unofficial  
Copy