
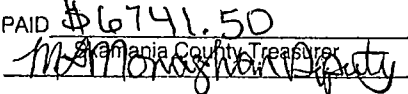


When recorded return to:
Pavel Protsenko and Karina Protsenko, a married couple
61 Morning Wings Lane
Washougal, WA 98671

Filed for record at the request of:
 **Fidelity National Title**
COMPANY OF WASHINGTON, INC.
1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612903226
Title: CL 28260

Skamania County
Real Estate Excise Tax
38056
DEC 02 2025

PAID \$6741.50

Skamania County Treasurer

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Johnson, 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 Pavel Protsenko and Karina Protsenko, ~~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.)
Lot 1 of Harada Short Plat 2/92

Tax Parcel Number(s): 02051900030600

Skamania County Assessor
Date 12-2-25 Parcel# 02051900030600
SM

- Subject to:
1. 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
2025 \$4,501.95 \$4,501.95 \$0.00
TAX PARCEL NO: 02-05-19-0-0-0306-00 TAX CODE NO:
REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.
JURISDICTION:
NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:
SKAMANIA COUNTY TREASURER
PO BOX 790
STEVENSON, WA 98648
PHONE: 509-427-3761

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: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY,
INCLUDING JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
AUDITOR'S FILE NO.: BOOK 62, PAGE 901

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS FOR WATER PIPELINE REPAIR

STATUTORY WARRANTY DEED
(continued)

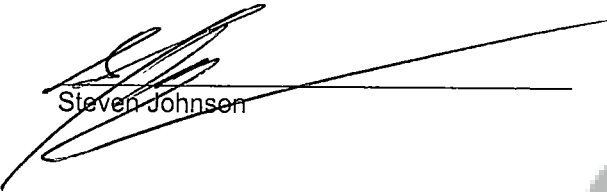
AUDITOR'S FILE NO.: BOOK 65, PAGE 45
AREA AFFECTED: SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
AUDITOR'S FILE NO.: BOOK 79, PAGE 449
AREA AFFECTED: SAID PREMISES

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: ELMER L. GREEN & ELIZABETH GREEN, ALBERT E. BENNETT &
RUTHMARY E. BENNETT, PAUL COLLINS & DENISE JARRELL AND
ROBERT BLEDSOE
REGARDING: NEWQUIST ROAD COMMUNITY WATER
AUDITOR'S FILE NO.: BOOK 113, PAGE 194

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

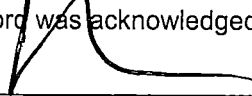
Dated: 11/24/25



Steven Johnson

State of Washington
County of Clark

This record was acknowledged before me on 11/24/25 by Steven Johnson.



(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 6/1/27

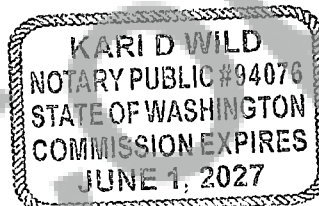


EXHIBIT "A"

THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT THE SOUTH 30 FEET THEREOF FOR NEWQUIST ROAD. ALSO KNOWN AS LOT 1 OF PATSY L. HARADA SHORT PLAT IN BOOK 2 OF SHORT PLATS, PAGE 92, AUDITOR FILE NO. 88151, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Unofficial
Copy