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Total Pages: 4 Rec Fee: \$106.50

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FIDELITY NATIONAL TITLE VANCOUVER

SIMPLIFILE LC E-RECORDING

**When recorded return to:**

IRAR Trust FBO Daniel Wisner 3521830 and  
Danny Martin and Camille Martin  
33901 NW Pacific Highway  
La Center, WA 98629

Filed for record at the request of:



**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612876062

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ronald J. Waliezer and Ellen I. Waliezer, husband and wife, who acquired title as Ronald J. Waliezer and Ellen J. Waliezer, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to IRAR Trust FBO Daniel Wisner 3521830, as to an undivided 50% interest and Danny Martin and Camille Martin, as to an undivided 50% interest as tentants in common

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

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

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

#58 and #33 Section 34, Township 5 North, Range 1 East

Tax Parcel Number(s): 258921-000, 258902-000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 7, 2021

*Ronald J. Waliezer*  
Ronald J. Waliezer

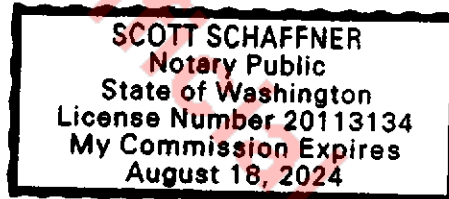
*Ellen J. Waliezer*  
Ellen J. Waliezer

State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that Ronald J. Waliezer and Ellen J. Waliezer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9 June 2021

*Scott Schaffner*  
Name: Scott Schaffner  
Notary Public in and for the State of WA  
Residing at: Vancouver  
My appointment expires: 8-18-24



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 258921-000 and 258902-000**

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The South 594 feet of that portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southwest corner of said Section 34; thence North 28.375 chains, more or less, to a point 11.625 chains South of the Northwest corner of said Southwest quarter of said Section 34; thence East, 12.80 chains; thence South 28.375 chains, more or less, to the Southerly line of said Section; thence West 12.80 chains to the Point of Beginning.

EXCEPT that portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of that certain tract of land conveyed to Donald C. Avery, Jr. and Marjorie Avery, husband and wife, by deed recorded under Auditor's File No. G681816; thence West from said Northwest corner of the Avery Tract, 25.49 feet; thence South to a point 23.00 feet West of the Southwest corner of said Avery Tract; thence East 23.00 feet to said Southwest corner; thence North, along the West line of the Donald C. Avery TRACT to the Northwest corner thereof and the TRUE Point of Beginning.

EXCEPT any portion lying within Pacific Highway.

Unofficial Copy

**EXHIBIT "B"**  
**Exceptions**

1. Taxes and Assessments as they become due and payable.
2. Agreement, and the terms and conditions thereof:  
  
Recording Date: February 15, 1963  
Recording No.: G350943
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON  
  
Purpose: Transmission of electric energy, including communication facilities  
Recording Date: July 26, 1974  
Recording No.: G669056
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON  
  
Purpose: Transmission of electric energy, including communication facilities  
Recording Date: February 14, 1975  
Recording No.: G682486