



Auditor File #: 2022-0006145

Recorded at the request of:
STEVENS COUNTY TITLE

07/18/2022 11:09 AM Pages: 1 of 3
Fees: \$205.50

Stevens County Washington
Lori Larsen Auditor

m)

After Recording Return To:

McGrane & Schuerman
Town Center Building
298 South Main, Suite 304
Colville, Washington 99114-0269

Parcel No. 0050400

File: Clough/Gallo #50093001

BARGAIN AND SALE DEED

140514

THE GRANTOR, RON CLOUGH acting in his capacity as Personal Representative of the Estate of Edna M. Clough filed in Stevens County Superior Court under Cause No. 22-4-00020-33 for and in consideration of the sum of FORTY NINE THOUSAND AND 00/100 DOLLARS (\$49,000.00) in hand paid, conveys to **KIMBERLY GALLO**, an unmarried person, **GRANTEE**, the following described real property situated in the County of Stevens, State of Washington:

Parcel: 0050400

Lots 4, 5 and 6, Block 12, **CORBIN'S ADDITION TO COLVILLE**, in the City of Colville, according to plat recorded March 18, 1890, in Volume A of Plats, page 12, in Stevens County, Washington.

The Grantee herein takes the property subject to present and future taxes.

SUBJECT TO Covenants, conditions, restrictions and easement (s) contained in said plat referred to herein, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, if any are found to contain the same, Recorded March 18, 1890, under Auditor's Book A of Plats, page 12.

SUBJECT TO An easement affecting the portion of said premises and for the purpose(s) stated therein, and incidental purposes, Dated September 12, 1953, Recorded April 4, 1969, under Auditor's File No. 394431.

BARGAIN AND SALE DEED - Page 1

Real Estate Excise Tax
Aff. # 31136
Date 07/18/2022
Paid 666.50

SUBJECT TO Reservations contained in deed, Dated June 29, 1973, Recorded July 6, 1973, under Auditor's File No. 421398, As Follows Grantor reserves the right to take City Water from premises herein conveyed for the benefit of his adjoining lands until such time as he sells the adjoining land when said reservation will expire, which shall be paid to the grantee at the rate of \$2.00 (two dollars) per month, if any water is used during any monthly period.

SUBJECT TO Any rights, easements, interests or claims which may exist by reason of or reflected by the facts the shown on the survey, Survey Company Richard Bard Jr., Recorded July 15, 1994, Book 14 of Surveys, page 79, under Auditor's File No. 9408028.

TOGETHER WITH any and all improvements located on such land, all standing and down timber located on such land, and all easements, rights of way, and access rights, if any, all water rights, all mineral rights, and all other rights of every nature appurtenant to such land.

Ron Clough, executes this instrument in his named capacity only and assumes no liability hereunder in his individual capacity.

DATED this 13th day of July, 2022.

THE ESTATE OF EDNA M. CLOUGH

By: Ron Clough
RON CLOUGH
Personal Representative

