

When recorded return to:
JUSTIN M. NELSON and ALISSA A. ADAMS-NELSON
540 ROSEMONT ROAD
WEST LINN, OR 97068

Doc # 2007165168
Page 1 of 2
Date: 03/02/2007 08:46A
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$33.00

Statutory Warranty Deed

CCT 00113347 MLD

THE GRANTOR SHANNON FRAME, an unmarried person for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to JUSTIN M. NELSON and ALISSA A. ADAMS-NELSON, husband and wife the following described real estate, situated in the County of Clark, State of Washington:


See Exhibit A attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Tax Parcel Number(s): 01 0509 0 0 0201 00 ^{6.5.}

Abbreviated Legal: #201 Section 9, Township 1, Range 5

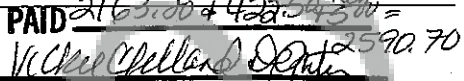
Dated this 26th day of February, 2007.


SHANNON FRAME

REAL ESTATE EXCISE TAX

26801

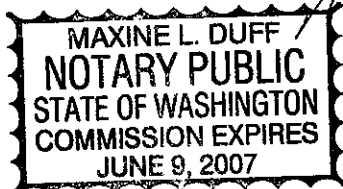
MAR 02 2007

PAID $2163.00 + 422.54 = 2585.54$

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that SHANNON FRAME is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/26/07





Maxine L. Duff
Notary Public in and for the State of Washington
Residing in Vancouver
My appointment expires: 6-9-2007

Exhibit A

PARCEL I

All that portion of the following described property lying Northwesterly of the South right of way line of Mt. Pleasant Road.

The North half of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT that portion thereof conveyed to Skamania County by deed dated September 16, 1953 and recorded September 21, 1953, in Book 37 of Deeds, page 200, under Auditor's File No. 46002 and

ALSO EXCEPT that portion thereof conveyed to William E. Smith by deed dated April 14, 1949 and recorded June 9, 1949, under Auditor's File No. 39344, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to Skamania County, Washington, by Deeds recorded under Book 50, page 295 and Book 74, page 777, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to the State of Washington, by Deed recorded under Book "Z", page 482, records of Skamania County, Washington.

PARCEL II

COMMENCING at the Northwest corner of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence East 330 feet; thence South 220 feet; thence West 330 feet to the West line of the Northeast quarter of Section 9; thence North along said West line 220 feet to the Point of Beginning.

PARCEL III

A tract of land located in a portion of Lot 4 of the George Elkins Short Plat No. 3, according to the Plat thereof, recorded in Book 3 of Short Plats, page 240, records of Skamania County, Washington, in a portion of the Southeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of said Section 4;

THENCE South 88°58'05" East, along the South line of said Southeast quarter for a distance of 216.55 feet to a point on the Easterly right of way line of State Route 140;

THENCE along said Easterly right of way line, along the arc of a 612.96 foot radius non-tangent curve to the left for an arc distance of 119.50 feet through a central angle of 11°10'14", the radius of which bears North 39°53'56" West, the long chord of which bears North 44°30'57" East for a chord distance of 119.32 feet;

THENCE South 51°04'11" East, for a distance of 30.00 feet;

THENCE leaving said Easterly right of way line, South 05°23'23" East, for a distance of 68.57 feet to a point on the South line of said Southeast quarter;

THENCE North 88°58'05" West, along the North line of said Southeast quarter for a distance of 330.00 feet to the Point of Beginning.

Skamania County Assessor
Date 3/2/07 Parcel # 1-5-9-201
G.S.