

WHEN RECORDED RETURN TO:

Alicia L. Lowe  
Schwabe, Williamson & Wyatt  
700 Washington Street, Suite 701  
Vancouver, WA 98660

Doc # 2007165717  
Page 1 of 5  
Date: 04/13/2007 03:03P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$36.00

SLC 29579

## STATUTORY WARRANTY DEED

The Grantor, CHANCEY R. DAVIS<sup>SR.</sup> and AVIS L. DAVIS, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00), other good and valuable consideration, in hand paid, conveys and warrants to BROOKS ROAD, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skamania, State of Washington, to-wit:

See attached Exhibit "A" Page 3

SUBJECT TO Grantor's reservation of a Life Estate as more particularly described in the attached Exhibit "B".

Assessor's Property Tax Parcel or Account No. : 03-08-17-3-0-1200-00 L.M.  
Abbreviated Legal : SW  $\frac{1}{4}$  SEC 17 T3N R8E

DATED this 12 day of April, 2007.

REAL ESTATE EXCISE TAX

26916

APR 13 2007

PAID 2048<sup>00</sup> + 400<sup>00</sup> + 5<sup>00</sup>

by deputy

SKAMANIA COUNTY TREASURER

Chancey R. Davis Sr.  
CHANCEY R. DAVIS SR.

Avis L. Davis  
AVIS L. DAVIS

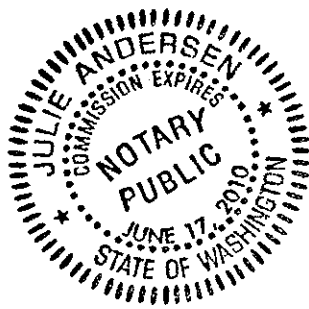
NOTARY BLOCK ON FOLLOWING PAGE

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania

SR.

On this day personally appeared before me CHANCEY R. DAVIS and AVIS L. DAVIS, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of April, 2007.



Julie Andersen  
Julie Andersen

NOTARY PUBLIC for the State of Washington  
My Commission Expires: 6/17/2010

## EXHIBIT "A"

### Legal Description

Lot 2 of the Blake Short Plat, filed September 14<sup>th</sup>, 1983 in book 3 of Short Plats, Page 54, under Auditor's File No. 96373, records of Skamania County, Washington.

SUBJECT to a Limited Life Estate, the terms of which are described in the attached Exhibit "B". The boundary legal description of the Limited Life Estate, which is only a portion of the subject real property, is:

#### Limited Life Estate Property Boundary:

A tract of land in the Southwest quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian in the county of Skamania State of Washington described as follows: Starting at the Southeast corner of Lot 2 of the Blake Short Plat, recorded in Book 3 of Short Plats Page 54, Skamania County Records, Thence north 150 feet, Thence West 150 feet, Thence South 150 feet, and Thence East 150 feet to the point of origin.

Skamania County Assessor

Date 4/13/07 Parcel# 3-8-17-3-0-1200

J.m.

EXHIBIT "A"

Error! Unknown document property name.

## **EXHIBIT "B"**

### Limited Life Estate

Reserving and retaining unto CHANCEY R. DAVIS and AVIS L. DAVIS, husband and wife ("Grantor"), a limited life estate in the real property which is described as the Limited Life Estate Property Boundary on Exhibit "A" (the "Limited Life Estate Property") for as long as they live there. The Limited Life Estate is specifically conditioned upon Grantor paying the utilities, insurance and the costs of any major repairs to maintain the Limited Life Estate Property. Further, Grantor shall not encumber the Limited Life Estate and Grantor shall keep the Limited Life Estate Property in a good and safe condition. Grantor shall defend, indemnify and hold BROOKS ROAD, LLC. ("Grantee"), its successors and assigns, harmless from and against all claims, losses, liabilities and expenses (including attorney fees) that may result directly or indirectly from Grantor's use or control of the Limited Life Estate Property. Grantor may voluntarily repudiate the Limited Life Estate retained herein at any time by a written, recorded document and by giving written notice to Grantee. The Limited Life Estate shall terminate upon the sooner of (a) Grantor's failure to occupy the Limited Life Estate Property for a period of three consecutive months, or (b) Grantor's death. This reservation is personal to Grantor and is not assignable.

Grantor acknowledges that Grantee intends to short plat the real property being conveyed into four separate parcels. Three parcels will not include the Limited Life Estate Property ("First Three Parcels") and the fourth parcel will include the Limited Life Estate Property and additional land area ("Fourth Parcel"). Although it is Grantor's intent to only reserve the

**EXHIBIT "B"**

Error! Unknown document property name.

Limited Life Estate in the Limited Life Estate Property, Grantor agrees that should Grantor execute a partial reconveyance for any or all of the First Three Parcels as allowed under that Deed of Trust executed by the Grantee on even date herewith, Grantor shall relinquish any life estate rights Grantor has in said First Three Parcels.

In addition, Grantor acknowledges that the Fourth Parcel shall include additional land area outside of the Limited Life Estate Boundary. Grantee shall build a five feet high cyclone fence along the boundary of the Life Estate Property. Grantor hereby relinquishes any life estate rights in the additional land area of said Fourth Parcel and specifically agrees that Grantee may build residential structure(s) on said additional land area, rent said structure(s), and collect the rent there from without further permission or written agreement from Grantor.

**EXHIBIT "B"**

Error! Unknown document property name.