

When Recorded Return to:
James D. Allen
531 Main Street #1165
Elssegundo CA 90245

REAL ESTATE EXCISE TAX

28207

AUG 31 2009

PAID # 4437.00

W. J. McCalland, Jr.
SKAMANIA COUNTY TREASURER

ORDER NO: K163842 DS

**CHICAGO TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED**

THE GRANTOR(S) Howard D. Pelky and Deborah L. Pelky, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

James D. Allen, an unmarried man

Skamania County Assessor

Date 8-31-09 Parcel# 2-5-32-3-0-113

2009

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

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

Tax Parcel Number(s) : 02-05-32-3-0-1113-00

Abbreviated Legal: S32, T2N, R5E

Dated: August 25, 2009

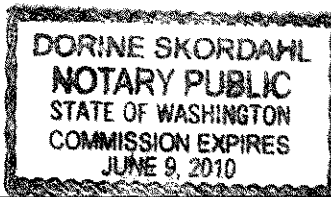
<i>Howard D. Pelky</i> Howard D. Pelky	<i>Deborah L. Pelky</i> Deborah L. Pelky
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STATE OF WASHINGTON
COUNTY OF Clark

I certify that I know or have satisfactory evidence that Howard D. Pelky and Deborah L. Pelky the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: August 26, 2009
Dorine Skordahl

Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: June 9, 2010



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K163842 DS

A tract of land in the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the county of Skamania, State of Washington, described as follows:

Lot 3 of the Pelky Short Plat recorded in Auditor File No. 2005159821, Skamania County, Records.

Skamania County Assessor

SUBJECT TO:

Date 8-31-07 Parcel# 2-5-32-3-0-1113

Am

ExhibitB

Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the WASHOUGAL RIVER, if it is navigable.

Any question that may arise due to shifting or change in the course of the WASHOUGAL RIVER or due to the WASHOUGAL RIVER having shifted or changed its course.

Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Covenants, conditions, easements and restrictions as set forth in the document recorded Book 3 of Short Plats, Page 176.

An easement, including the terms and provisions thereof, recorded May 9, 1931 in Book W, Page 621.

Covenants, conditions, easements and restrictions as set forth in the document recorded in Auditor File No. 2005159821 of the Pelky Short Plat.

Rights of the Public in and to that portion lying within Roads.

An easement, including the terms and provisions thereof, recorded June 28, 1993 in Book 136, Page 259.

Reservations, Restrictions, Easement, etc., including the terms and provisions thereof, recorded June 27, 2005 in Auditor File No. 2005157812.

Matters that are shown on Survey recorded in Book 3 of Surveys, Page 128. Also as shown in Book 3 of Surveys, Page 455.

Ordinance, including the terms and provisions thereof, recorded December 10, 1999 in Book 195, Page 502.

Declaration and Maintenance Agreement, including the terms and provisions thereof, recorded December 9, 2005 in Auditor File No. 2005159822.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded March 2, 2006 in Auditor File No. 2006160716.

An easement, including the terms and provisions thereof, March 2, 2006 in Auditor File No. 2006160717.

Well Agreement, including the terms and provisions thereof recorded March 14, 2006 in Auditor File No. 2006160830.