

After Recording, Return to:

Dunn, Toole, Carter & Coats, LLP
112 West 4th Street
The Dalles, Oregon 97058

REAL ESTATE EXCISE TAX

Until a change is requested, all tax statements should be sent to:

Mr. and Mrs. Joshua M. Duffus
51 BUNKER KEYS ROAD
Cook, Washington 98605

28482
APR - 6 2010
PAID EXEMPT
Timothy O. Todd
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

Grantor(s): KOCK PROPERTIES, LLC, a Washington limited liability company
Grantee(s): JOSHUA M. DUFFUS and RACHEL J. DUFFUS, husband and wife, as their community property
Abbreviated Legal: That portion of land lying in SW1/4 of Sec. 14, T3N R9 E.W.M.
Assessor's Tax Parcel Number(s): 03091430120000 *Jm*

THE GRANTOR, KOCK PROPERTIES, LLC, a Washington limited liability company, for and in consideration of \$0.00 in hand paid (this transfer is a gift), conveys and warrants to JOSHUA M. DUFFUS and RACHEL J. DUFFUS, husband and wife, as their community property, the following described real estate situated in the County of Skamania, State of Washington:

Commencing at the Northwest corner of Lot 10 of the Oregon Lumber Company Subdivision (Recorded in the Skamania County Auditor's File Number 86423), Section 14, Township 3 North, Range 9 East, Willamette Meridian and an iron pipe with an aluminum cap; thence Southerly along the Section line common to Sections 14 and 15 South 2°23'11" East, a distance of 20.00 feet to a point on the South Right-of-Way of Bunker-Keys Road; thence along said South Right-of-Way North 87°45'47" East, a distance of 308.89 feet to a Red Plastic Cap and the Point of Beginning;

Thence continuing Easterly along said Right-of-Way North 87°45'47" East, a distance of 979.42 feet to the West Right-of-Way of Cook-Underwood Road;

Thence Southerly along said West Right-of-Way South 02°28'25" East, a distance of 25.18 feet to the North Right-of-Way of the Bonneville Power Administration, recorded in Volume 27, Page 607 of Records;

Thence Westerly along said North Right-of-Way South 77°30'03" West, a distance of 988.92 feet;

Thence North 04°03'53" West, a distance of 201.46 feet to the Point of Beginning.

Containing 2.54 ACRES, more or less.

Skamania County Assessor
Date 4-6-10 Parcel# 3-9-14-3-0-1200 JM

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except those of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

Dated this 10th day of March, 2010.

KOCK PROPERTIES, LLC, a Washington limited liability company

By: Gregory F. Kock
GREGORY F. KOCK, Member

By: Deborah G. Kock
DEBORAH G. KOCK, Member

STATE OF Oregon WASHINGTON)
) ss.
County of Wasco)

The foregoing instrument was acknowledged before me this 10th day of March, 2010, by Gregory F. Kock, as a Member of Kock Properties, LLC, a Washington limited liability company, on behalf of said company.



Kellie R Taphouse
Notary Public for Washington Oregon
Residing at: The Dalles
My Appointment Expires: 10-27-2010

2 - STATUTORY WARRANTY DEED

STATE OF Oregon)
WASHINGTON) ss.
County of Wasco)

The foregoing instrument was acknowledged before me this 10th day of March, 2010, by Deborah G. Kock, as a Member of Kock Properties, LLC, a Washington limited liability company, on behalf of said company.

Kellie R Taphouse
Notary Public for Washington Oregon
Residing at: The Dalles
My Appointment Expires: 10-27-2010

