

When recorded return to:

Joe Allen McArthur
31 Kingfisher Lane
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

1111 Main Street, Suite 200
Vancouver, WA 98660

Order No.: 622-34787


SCR 31926 STATUTORY WARRANTY DEED

THE GRANTOR(S) Howard D. Pelky and Deborah L. Pelky, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Joe [★] McArthur and Jo Ann McArthur, husband and wife
the following described real estate, situated in the County of Skamania, State of Washington:

LEGAL DESCRIPTION MARKED EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF. ★ Allen STW SH

Abbreviated Legal: (Required if full legal not inserted above.)

S32 T2N R5E

Tax Parcel Number(s): 02-05-32-3-0-1102-00 

Subject to:

1. **Exhibit B - Subject To:**

Taxes and assessments as they are due and payable AND:

Dated: September 9, 2010

Howard D. Pelky
Howard D. Pelky

Deborah L. Pelky
Deborah L. Pelky

REAL ESTATE EXCISE TAX

28755

SEP 13 2010

PAID #7808.00

Vickie Chittas
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of CLARK

I certify that I know or have satisfactory evidence that
HOWARD D. PELKY AND DEBORAH L. PELKY is/are the person(s) who appeared before me, and
said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be
(his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 9, 2010

Name: JOAN GRIMM

Notary Public in and for the State of Washington,
Residing at: VANCOUVER WA

My appointment expires: _01/09/14



EXHIBIT 'A'

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

Excepting there from a triangular parcel described as commencing at the most Southerly corner of said Lot 1; thence North $62^{\circ}03'15''$ West along the Southwesterly line thereof, 195 feet to the point of beginning; thence continuing on said line North $62^{\circ}03'15''$ West, 292.47 feet to the center of the Washougal River; thence along said River, the chord of which bears North $58^{\circ}43'26''$ East, 84.51 feet; thence South $45^{\circ}48'41''$ East, 259.58 feet to the point of beginning.

Skamania County Assessor
Date 9-13-10 Parcel# 2-5-32-3-1102



Exhibit 'B' - Subject To:

Taxes and Assessments as they are due AND:

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 in Book 3, Page 176.

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.

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

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

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 June 27, 2005, in Auditor File NO. 2005157812.

Any rights, easements, interests or claims which may exist by reason of or be reflected by the survey recorded in Book 3, Page 128 & in Book 3, 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.

Easement, including the terms and provisions thereof, recorded 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.

An easement, including the terms and provisions thereof, recorded July 9, 2007, in Auditor File NO. 2007166817.