

When recorded return to:  
  
Mr. and Mrs. Howard R. Hoy  
17795 SW 112th Avenue  
Tualatin, OR 97062

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S12-0214JA

Statutory Warranty Deed

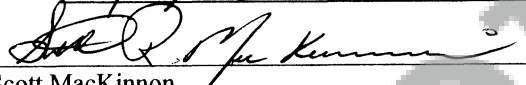
THE GRANTOR: Scott MacKinnon, A Single Person as to an undivided one half interest and Jeanette Doherty, A single Person who took title as Jeanette Anne MacKinnon, as to undivided one half interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE: Howard R. Hoy and Valerie F. Hoy-Rhodehamel, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

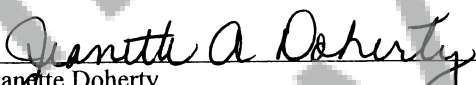
Abbreviated Legal: PT GOV'T LOTS 11 & 12, SEC 25 & PT GOV'T LOTS 1 & 2, SEC 36 BOTH IN T3N R7 ½ E

For Full Legal See Attached Exhibit "A"

SUBJECT TO EXCEPTIONS SEE ATTACHED EXHIBIT 'B'

Tax Parcel Number(s): 03-75-36-2-0-0300-00 & 03-75-25-0-0-1000-00

Dated 01/15/2013  
  
Scott MacKinnon

  
Jeanette Doherty

REAL ESTATE EXCISE TAX

29900

STATE OF Washington }  
COUNTY OF Skamania } SS:

JAN 17, 2013

PAID \$ 4,977.50

I certify that I know or have satisfactory evidence that Scott MacKinnon and Jeanette Doherty are the persons who appeared before me, and said persons acknowledged that He signed this instrument and acknowledge it to be His free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 15, 2013



Julie A. Andersen  
Notary Public in and for the State of Washington  
Residing at Carson, Washington  
My appointment expires: June 17, 2014



STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Jeanette Doherty are the persons who appeared before me, and said persons acknowledged that She signed this instrument and acknowledge it to be Her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 15, 2013



Julie A. Andersen  
Notary Public in and for the State of Washington  
Residing at Carson, Washington  
My appointment expires: June 17, 2014



## EXHIBIT A

### Parcel 1

The West 46 rods of Government Lot 12; Government Lot 11 EXCEPT that portion as described in Warranty Deed recorded June 26, 1951 in Book 33, page 533, Deed Records of Skamania County,; all in Section 25, Township 3 North, Range 71/2 East, of the Willamette Meridian, County of Skamania and State of Washington.

EXCEPT a 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's Bonneville-Coulee No.1 and No.2.

### Parcel 2

Government Lots 1 and 2 of Section 36, Township 3 North, Range 71/2 East of the Willamette Meridian, County of Skamania and State of Washington.

EXCEPT the East 34 rods of the said Government Lot 1.

FURTHER EXCEPTING that portion of Government Lots 1 and 2, lying Westerly of the most Easterly line of the following described parcel:

Beginning at the Southeast corner of that tract of land described in Deed to P.E. Mitchell, et ux., in Book 'K', page 90, Deed Records of Skamania County; said point being on the South line of said Government Lot 2; thence North 1,320 feet to the North line of the said Government Lot 2; thence East 600 feet; thence in a Southeasterly direction to a point on the South line of the said Government Lot 1, a distance of 1,330 feet from the point of beginning; thence West 1,330 feet to the point of beginning.

Skamania County Assessor  
Date 1-16-13 Parcel 3-75-36-2-300  
100 3-75-25-1000

## EXHIBIT 'B'

### SUBJECT TO EXCEPTIONS:

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Nelson Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

#### Easement, including the terms and provisions thereof:

For : Road access and appurtenants  
 Granted to : United States of America  
 Recorded : February 20, 1941  
 Book : 28  
 Page : 233  
 Affects : Parcel 1

#### Right of Way Contract, including the terms and provisions thereof:

For : Pipeline and appurtenants  
 Granted to : Pacific Northwest Pipeline Corporation  
 Recorded : January 4, 1955  
 Book : 40  
 Page : 444  
 Affects : Parcel 2

#### Easement, including the terms and provisions thereof:

For : Pipeline and appurtenants  
 Granted to : Pacific Northwest Pipeline Corporation  
 Recorded : January 4, 1955  
 Book : 40  
 Page : 450  
 Affects : Parcel 1

#### Easement, including the terms and provisions thereof:

For : Electric power transmission lines and appurtenants  
 Granted to : United States of America  
 Recorded : June 5, 1963  
 Book : 51  
 Page : 346  
 Affects : Parcel 1

#### Easement, including the terms and provisions thereof:

For : Electric power transmission lines and appurtenants  
 Granted to : United States of America  
 Recorded : March 3, 1966  
 Book : 55  
 Page : 336  
 Affects : Parcel 1

#### Easement, including the terms and provisions thereof:

For : Perpetual ingress and egress  
 Recorded : October 2, 1979  
 Book : 77  
 Page : 304  
 Affects : Parcel 1

Contract and Grant of Easement, including the terms and provisions thereof:

For : Road access  
Granted to : United States of America, Department of Energy, Bonneville Power  
Administration  
Recorded : April 18, 1996  
Book : 156  
Page : 652  
Affects : Parcel 1

Unofficial  
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