

When recorded return to:

Gabrielle Iversen
7627 N Kerby Ave.
Portland, OR 97217

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S12-0273JA

LOCAL ESTATE EXCISE TAX
30024
APR 24 2013
\$ 3,141.50
Nikki Chelland
TREASURER

Statutory Warranty Deed

THE GRANTOR Brianne Simpkins and Colin Simpkins, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Gabrielle Iversen, A Married Woman As Her Separate Estate the following described real estate, situated in the County of Skamania, State of Washington

Lot 2, STONE BROOKE ADDITION, Recorded in Book 'B', page 112 of Plat Records, in the County of Skamania and State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS see attached exhibit "A" Skamania County Assessor Date 4/24/13 Parcel# 3-7-36-2-4-701

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater the \$246,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee"

Tax Parcel Number(s): 03-07-36-2-4-0701-00 6.5

Dated 4/22/13

Brianne Simpkins

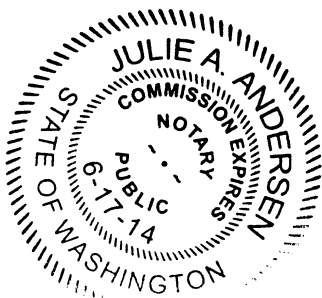
Colin Simpkins

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Brianne Simpkins and Colin Simpkins

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 22, 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

SPECIAL EXCEPTIONS:

Road Maintenance Agreement, including the terms and provisions thereof:

Recorded : October 15, 1998
Book : 182
Page : 214

Protective Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : October 22, 1998
Book : 182
Page : 418

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of STONE BROOKE ADDITION.

See recorded plat for details

Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : October 4, 2002
Book : 230
Page : 170