

When recorded return to:
Casondra M. Patterson
262 Beacon Highlands Road E
Stevenson, WA 98648

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 622-51625

REAL ESTATE EXCISE TAX

30072

MAY 13 2013

PAID 13,775.⁰⁰

by deputy

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Connon and Kim Lan Simmons-Connon, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to Casondra M. Patterson, a single woman

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

Refer to Exhibit A attached hereto and made a part hereof.

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

Lot 3 of Beacon Highlands

Tax Parcel Number(s): 02 06 26 3 0 07 00 00

Subject to:

1. Refer to Exhibit B attached hereto and made a part hereof.

Dated: May 7, 2013

Robert Connon

Kim Lan Simmons-Connon

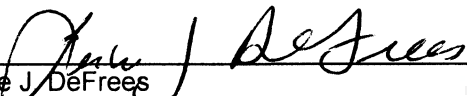
STATUTORY WARRANTY DEED
(continued)

State of Washington

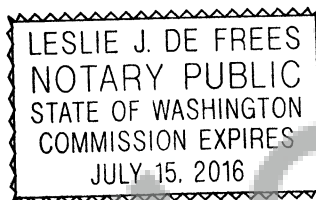
County of Clark

I certify that I know or have satisfactory evidence that Robert Cannon and Kim Lan Simmons-Cannon are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 8, 2013



Leslie J. DeFrees
Notary Public in and for the State of
Residing at: Battle Ground, Washington
My appointment expires: July 15, 2016



Unofficial Copy

EXHIBIT "A"

A portion of the West half of the Southwest quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of Tract 4 of BEACON HIGHLANDS, a land division shown in Volume "1" of Surveys, page 257, Skamania County Auditor's Records, said point also being an inner corner of Tract 3; thence North 89°32'43" West, along the South line of Tract 4, for a distance of 205.00 feet; thence leaving said South line, North 10°00'00" East, 320.00 feet; thence North 90°00'00" East, 80.00 feet; thence South 53°00'00" East, 150.00 feet; thence North 90°00'00" East, 416 feet, more or less, to the East line of the West half of the Southwest quarter of Section 26; thence South, along said East line (and the East line of Tract 3, for a distance of 994 feet, more or less, to the Southeast corner of Tract 3); thence North 89°21'53" West, 426 feet, more or less, to a ½ inch iron rod on the South line of Tract 3; thence continuing North 89°21'53" West, 30.04 feet to the centerline of Easement "C" and the Southwest corner of Tract 3 (Survey 1-257); thence Northerly along the West line of Tract 3 (and the centerline of Easement "C") 1308 feet, more or less, to the East line of Tract 4; thence South 00°38'07" West, 34.35 feet to the Point of Beginning.

Unofficial
Copy

EXHIBIT B

1. EASEMENT and the terms and conditions thereof:
 Grantee: Pacific Northwest Pipeline Corporation
 Purpose: Pipeline
 Area Affected: Said premises and other property
 Recorded: February 16, 1956
 Auditor's File No: Book 41, page 178 and Book 40, page 479
2. EASEMENT and the terms and conditions thereof:
 Purpose: Ingress, egress and utilities
 Area Affected: Said premises
 Auditor's File No: 91239, Book I of Surveys, page 257 and amended under Auditor's File No, 91311, Book 78, page 729
3. AGREEMENT and the terms and conditions thereof:
 Regarding: Road Maintenance Agreement
 Recorded: September 25, 1980
 Auditor's File No: 91240, Book 6, page 383
4. AGREEMENT and the terms and conditions thereof:
 Regarding: Extension of roof on the existing beam
 Recorded: July 9, 1996
 Auditor's File No: 125695, Book 158, page 284
5. Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No: 91241, Book 78, page 668.
6. AGREEMENT and the terms and conditions thereof:
 Regarding: Well as ingress and egress
 Recorded: February 1, 2005
 Auditor's File No: 2005156094
7. AGREEMENT and the terms and conditions thereof:
 Regarding: Easement agreement
 Recorded: July 12, 2006
 Auditor's File No: 2006162276
8. AGREEMENT and the terms and conditions thereof:
 Regarding: Replacement of bathroom window
 Recorded: September 22, 2006
 Auditors File No: 2006163072
9. EASEMENT delineated on the face of the plat of said subdivision
 Purpose: Ingress, egress and utilities
 Area Affected: 30 foot portion of said premises
10. Taxes and assessments as they become due and payable.

Skamania County Assessor
 Date 5-13-13 Parcel# 2626-3-700
ASU