

When recorded return to:

Mr. and Mrs. Andrew B. Taylor  
PO Box 965  
Stevenson, WA 98648

REAL ESTATE EXCISE TAX  
30128  
JUN 13 2013  
PAID \$ 968.90  
*Valerie Chellender, Deputy*  
SKAMANIA COUNTY TREASURER

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S13-0182JA

Statutory Warranty Deed

THE GRANTOR David L. Allen and Carol A. Allen, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Andrew B. Taylor and Jennifer J. Taylor, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 12, BOULDER RIDGE ESTATES SUBDIVISION, recorded December 29, 2009 as Auditor No. 2009174613, in the City of Carson, of Skamania County, in the State of Washington.

Skamania County Assessor  
Date 6/12/13 Parcel# 3-75-1-4-1200-00

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

Tax Parcel Number(s): 03-75-01-4-0-1200-00 *ALP*

Dated 6/7/13  
*David L. Allen*  
David L. Allen

*Carol A. Allen*  
Carol A. Allen

STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that David L. Allen and Carol A. Allen

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: 6/7/13  
*Cindy J. Bake*  
Julie A. Andersen  
Notary Public in and for the State of Washington  
Residing at Carson, Washington  
My appointment expires: June 17, 2014 3/7/15

NOTARY PUBLIC  
STATE OF WASHINGTON  
CINDY J. BAKE  
My Appointment Expires March 7, 2015

## EXHIBIT A

### SUBJECT TO SPECIAL EXCEPTIONS:

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

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BOULDER RIDGE ESTATES SUBDIVISION.  
See recorded plat for details

Boulder Ridge Estates Agreement, including the terms and provisions thereof:  
Regarding : Road maintenance & Storm Water Drainage  
Recorded : December 29, 2009  
As : 2009174614

Revised and Combined Road Maintenance and Storm Water Drainage Agreement, including the terms and provisions thereof:  
Recorded : August 30, 2012  
As : 2012181407

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating 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 : January 21, 2010  
As : 2010174749

Easement, including the terms and provisions thereof:  
For : Ingress, egress & utilities  
Granted to : SDS Company, LLC, a Washington limited liability company  
Recorded : January 21, 2010  
As : 2010174751  
Affects : See recorded document for location  
AND Correction  
Recorded : August 20, 2012  
As : 2012181406