

When recorded return to:

Kevin Brokaw  
20 Osterman Road  
White Salmon, WA 98672

REAL ESTATE EXCISE TAX  
30199  
JUL 30 2013  
PAID # 1,764.50  
*Michael Holland, Deputy*  
COLUMBIA GORGE TITLE

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S13-0261JA

### Statutory Warranty Deed

THE GRANTOR Des E. Verley and Sheryl J. Verley, 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 Kevin Brokaw, A Single Person the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: Tract B Ostermann Short Plat

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit "B"

Tax Parcel Number(s): 03-10-02-0-0-0300-00

Dated July 25, 2013  
*Des E. Verley*  
Des E. Verley

*Sheryl J. Verley*  
Sheryl J. Verley

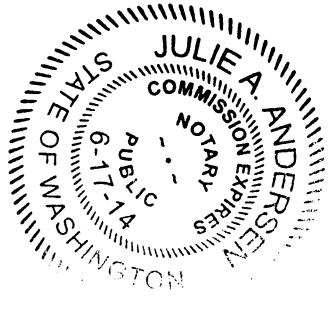
STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Des E. Verley and Sheryl J. Verley

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: July 25, 2013

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



## EXHIBIT A

A parcel of land situated within Government Lot 3, Section 2, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania and the State of Washington and described as:

That portion of Tract B of the Ostermann Short Plat as shown on the map thereof recorded in Book 1 at Page 21f of Short Plats, Auditor's File Number 81255, PLUS that portion of Lot 2 of the Verley Short Plat as shown on the map thereof recorded in Book 3 at Page 52 of Short Plats, Auditor's file Number 96259, and described more particularly as follows:

Commencing at the Northwest corner of said Tract B (which is marked with an iron rod), thence North  $88^{\circ} 53' 36''$  East 340.66 feet along the North line thereof to the Easterly edge of a 60-foot right of way for Ostermann Road, which is a point on a curve concave to the West and having a radius of 914.5 feet (the radial bearing of which bears South  $75^{\circ} 15' 45''$  West), thence Southerly along said curve through a central angle of  $21^{\circ} 17' 23''$  in a distance of 339.81 feet (the chord of which bears South  $04^{\circ} 16' 23''$  East 337.86 feet), and the Point of Beginning; thence continuing along said curve through a central angle of  $3^{\circ} 39' 43''$ , a distance of 58.45 feet (the chord of which bears South  $09^{\circ} 23' 40''$  West, 58.44 feet); thence South  $88^{\circ} 52' 09''$  West, 30.64 feet to the centerline of said road; thence along the centerline of said road, South  $10^{\circ} 35' 32''$  West, 131.56 feet to the beginning of a curve concave to the Northeast and having a radius of 73.24 feet; thence Southerly and Easterly along said curve through a central angle of  $101^{\circ} 43' 33''$ , a distance of 130.03 feet (the chord of which bears South  $40^{\circ} 16' 09''$  East, 113.62 feet); thence North  $88^{\circ} 52' 09''$  East, 99.37 feet to an intersection with the centerline of Lakeview Road No. 32510; thence South  $61^{\circ} 06' 37''$  East, 30 feet to the Southeasterly edge of said road; thence South  $28^{\circ} 53' 23''$  West, 17.31 feet along said road to the South line of said Lot 2; thence South  $88^{\circ} 52' 09''$  West, 302.35 feet to the Southwest corner thereof; thence North  $02^{\circ} 11' 04''$  West, 246.98 feet along the Westerly line thereof to the South line of said Tract B; thence South  $88^{\circ} 52' 09''$  West, 165.50 feet to the Southwest corner of said Tract B; thence North  $02^{\circ} 10' 04''$  West, 254.01 feet along the West line thereof to a point lying 150 feet South of the Point of Commencement; thence South  $63^{\circ} 23' 05''$  East, 402.78 feet to the point of beginning;

EXCEPTING therefrom that portion lying within the right-of-way of Lakeview Road, in Skamania County, in the State of Washington.

Skamania County Assessor  
Date 7-29-13 Parcel # 3-10-2-300

**EXHIBIT B**

SUBJECT TO SPECIAL EXCEPTIONS:

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

Waiver of claim for Damages and Consent to Locate Road, including the terms and provisions thereof:

Recorded : October 23, 1982  
Book : K  
Page : 467  
Affects : See document for exact location.

Easement, including the terms and provisions thereof:

Recorded : April 13, 1968  
Book : 59  
Page : 287  
Affects : See document for exact location.

Easement, including the terms and provisions thereof:

For : Utilities  
Granted to : Public Utility District No. 1 for Skamania County  
Recorded : July 7, 1972  
Book : 64  
Page : 163  
Affects : See document for exact location.

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 : November 3, 1975  
Book : 69  
Page : 952

Easement, including the terms and provisions thereof:

For : Power Line  
Recorded : December 31, 1990  
Book : 121  
Page : 942  
Affects : See document for exact location.

Easements as shown on the recorded Short Plats.

Agreement, including the terms and provisions thereof:

Regarding : Road Maintenance  
Recorded : In Short Plat  
Book : 1  
Page : 21

Easement, including the terms and provisions thereof:

Recorded : December 7, 2001  
Book : 217  
Page : 845  
Affects : See document for exact location.

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 : October 12, 2009  
As : 2009-174074

Agreement, including the terms and provisions thereof:

Regarding : Road Maintenance  
Recorded : October 12, 2009  
As : 2009-174075

Easement, including the terms and provisions thereof:

For : Cable Easement  
Granted to : United Telephone Company of the Northwest dba Century Link  
Recorded : June 19, 2012  
As : 2012-180893  
Affects : See document for exact location.

Agreement, including the terms and provisions thereof:

Regarding : Groundwater Well Settlement  
Recorded : December 27, 2012  
As : 2012-182365

Unofficial Copy