


**When recorded return to:**  
Matthew J. Wagner and Alisha J. Wagner  
301 Canyon Creek Road  
Washougal, WA 98671

Filed for record at the request of:  
 **Fidelity National Title**  
Company  
16703 SE McGillivray Blvd., STE 235  
Vancouver, WA 98683

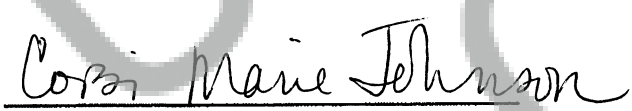
Escrow No.: 612823223

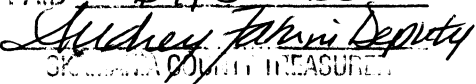
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cobi Marie Johnson, individually and as heir to the Estate of Eric Dean Johnson, deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Matthew J. Wagner and Alisha J. Wagner, husband and wife  
the following described real estate, situated in the County of Skamania, State of Washington:  
See attached "Exhibit A"  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 01-05-10-0-0-0301-00 AUP  
Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 3, 2013

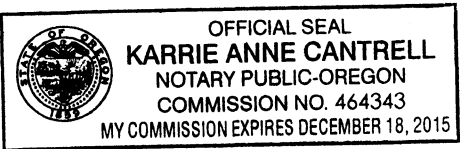
  
Cobi Marie Johnson

**REAL ESTATE EXCISE TAX**  
30273  
SEP - 9, 2013  
PAID \$4,595.00  
  
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED  
(continued)

State of Oregon  
County of Hood River

I certify that I know or have satisfactory evidence that Cobi Marie Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  
Dated: 9.4.13



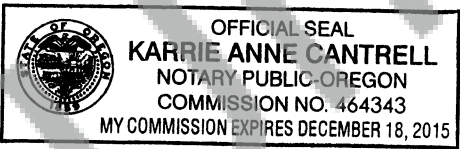
K Cantrell  
Name: Karrie Cantrell  
Notary Public in and for the State of Oregon  
Residing at: Hood River OR  
My appointment expires: 12.18.15

STATE OF Oregon  
COUNTY OF ~~CLATSOP~~ Hood River

On this 4th day of September 2013, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Cobi Marie Johnson o me known to be the Personal Representative for the Estate of Eric Dean Johnson, deceased the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that (he/she/they) (is/are) authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Dated: 9.4.13  
Name: K Cantrell  
Notary Public in and for the State of Oregon  
Residing at: Hood River OR  
My appointment expires: 12.18.15



ORDER NO. S13-0265ED

EXHIBIT "A"

The Northeast Quarter of the Northwest Quarter of Section 10, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, the State of Washington.

EXCEPTING THEREFROM the following:

- A. That portion thereof lying Easterly of the County Road designated as State Highway No. 8 on June 17, 1919, as conveyed to Aleck Martelli by deed recorded at Page 336 of Book "R" of deeds, records of Skamania County, Washington.
- B. That portion thereof lying Westerly of that certain County Road known and designated as Cape Horn Cutoff Road.
- C. That portion conveyed to Keith D. Johnson and Wanell Johnson, husband and wife in Book 77 of Deeds, Page 716, Skamania County Deed Records.
- D. That portion conveyed to Skamania County recorded in Book 57, Page 291 Skamania County Deed Records.
- E. Except that portion lying within SR 140.

Skamania County Assessor

Date 9/5/13 Parcel 1-05-10-301-00

Unofficial Copy

**EXHIBIT "A"**  
Exceptions

1. 1. Easement, including the terms and provisions thereof:  
For: utilities  
Recorded: 7/8/1912  
Book: N  
Page: 636  
Affects: See Document for exact location
2. 2. Easement, including the terms and provisions thereof:  
Granted to: United States of America  
REcorded: 10/6/1941  
Book: 28  
Page: 450  
Affects: See document for exact location
3. 3. Mineral Reservations, including the terms and provisions thereof:  
Reserved by: State of Washington  
Recorded: 12/1/1919  
Book: R  
Page: 335