

When recorded return to:

Zachary Franks  
875 Kumului Drive  
Kihei, HI 96753

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S13-0079JA

Statutory Warranty Deed

THE GRANTOR Anne E. Lloyd, As Her Separate Estate and John Thomas Cripe, As His Separate Estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Zachary Franks, Trustee of the Franks Revocable Living Trust Dated June 23, 2011 the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: SEC 34 T2N R6E

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit "B"

Tax Parcel Number(s): 02-06-34-0-0-1500-00

JM 9/24/13

Dated

Anne E. Lloyd

John Thomas Cripe

REAL ESTATE EXCISE TAX

30285

SEP 24, 2013

STATE OF Maryland  
COUNTY OF Washington

SS:

I certify that I know or have satisfactory evidence that Anne E. Lloyd

PAID

15 3,508.49

are the persons who appeared before me, and said persons acknowledged that signed this instrument and acknowledge it to be Her uses and purposes mentioned in this instrument.

SKAMANIA COUNTY TREASURER

Dated 9.20.2013

Michelle Bacsenko

Notary Public in and for the State of Maryland.  
Residing at 1724 Garland Glen Blvd Hagerstown Md  
My appointment expires:

21740

Michelle Bacsenko  
Notary Public  
Washington County  
Maryland

My Commission Expires 4/30/2017

STATE OF Maryland  
COUNTY OF Washington

SS:

I certify that I know or have satisfactory evidence that John Thomas Cripe

are the persons who appeared before me, and said persons acknowledged that signed this instrument and acknowledge it to be His uses and purposes mentioned in this instrument.

He

free and voluntary act for the

Dated 9.20.2013

Michelle Bacsenko

Notary Public in and for the State of Maryland.  
Residing at 1724 Garland Glen Blvd Hagerstown Md  
My appointment expires:

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LPB 10-05(i-1)  
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**EXHIBIT A**

A tract of land in Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 34; thence West 330 feet; thence South 540 feet; thence Northeasterly along the meander line of the Columbia River to the East line of Government Lot 2; thence North 380 feet to the point of beginning.

TOGETHER WITH the shore lands of the second class conveyed by the State of Washington fronting and abutting the Southerly boundary of the herein described property.

EXCEPTING THEREFROM: All that portion of property described in Deed to W. Lindsey Hazard, et al, recorded September 4, 1979 in Book 77, page 88, which lies within the above described property.

ALSO EXCEPTING THEREFROM:

Commencing at a point found by starting at the Northeast corner of Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington and running thence along the North line of said Government Lot 2, North  $88^{\circ}14'07''$  West, a distance of 277.68 feet; thence South  $01^{\circ}18'53''$  West, a distance of 242.04 feet to a 5/8" iron rod and the true point of beginning of this description (being the same point of beginning as described in Warranty Deed recorded May 4, 1970, in Book 61, page 715, Deed records); thence North  $03^{\circ}26'05''$  West, a distance of 147.17 feet to a 5/8" iron rod on the South line of Skamania Landing Road; thence in a Northeasterly direction along the South line of said Skamania Landing Road, 37.78 feet to a 1/2" iron rod; thence South  $17^{\circ}40'44''$  East and at 124.24 feet passing through a 1/2" iron rod and at 303.52 feet passing through a 5/8" iron rod near the top of the Bluff to the meander line of the Columbia River; thence along said meander line in a Southwesterly direction to a point which bears South  $15^{\circ}43'47''$  East from the point of beginning; thence North  $15^{\circ}43'47''$  West passing through a 5/8" iron rod near the top of the Bluff to the point of beginning.

FURTHER EXCEPTING THEREFROM:

Beginning at the Northeast corner of Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington; thence West 330 feet; thence South to a point on the Southerly right of way line of the County Road leading to the real property platted as Woodard Marina Estates, said point being marked by an iron pipe and being the initial point of the tract hereby described; thence South 116.5 feet to an iron pipe; thence South  $15^{\circ}30''$  East to the meander line of the Columbia River; thence in an Easterly direction following the meander line of the Columbia River to a point 80 feet East of the initial point; thence North to the Southerly right of way line of said County Road; thence in a Southwesterly direction following the Southerly right of way line of said road to the point of beginning.

AND FURTHER EXCEPTING that portion described in Quit Claim Deed to Skamania County for Skamania Landing Road, recorded March 23, 1971 in Book 62, page 727, Deed Records.

Skamania County Assessor  
Date 9-24-13 Parcel# 2-6-34-0-0-1500  
SM

## EXHIBIT B

### SUBJECT TO SPECIAL EXCEPTIONS:

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of the Columbia river.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Columbia River.

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

Unofficial  
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