

When recorded return to:

Mr. and Mrs. James P. Cowan
PO Box 235
North Bonneville, WA 98639

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S13-0314JA

Statutory Warranty Deed

THE GRANTOR Roger Philip Jensen, A Single Man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE James P. Cowan and Lacey E. Cowan, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 2, AMBER OAKS, according to the plat thereof, recorded in Book 'B', Page 117, Plat Records, Skamania County, State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

Tax Parcel Number(s): 02-07-20-1-0-0223-00

Skamania County Assessor
Date 10-15-13 Parcel# 2-7-20-1-0-223

Dated 10-9-2013

REAL ESTATE EXCISE TAX

Roger Philip Jensen
Roger Philip Jensen

30327

OCT 15, 2013

PAID \$ 2,789.60

STATE OF ~~Washington~~ Oregon
COUNTY OF ~~Skamania~~ Multnomah SS:

Bryce Fong Saetern
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Roger Philip Jensen

is the person who appeared before me, and said person acknowledged that He
signed this instrument and acknowledge it to be His free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 10-9-2013

Bryce Fong Saetern

Notary Public in and for the State of Oregon
Residing at Multnomah County
My appointment expires: July 14, 2015



EXHIBIT A

SUBJECT TO SPECIAL EXCEPTIONS:

1. Reserving to the United States of America the right to grant easements to public utilities to erect, construct, operate and maintain public utility facilities on, over and under the utility easement(s), if any, as shown on the recorded plat.
2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Amber Oaks.
See recorded plat for details
3. 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 : February 12, 2004
As : Auditor's No. 2004151993

Addendum to CC & R's of Amber Oaks
Recorded : March 31, 2005
As : Auditor's File No. 2005156783.

Unofficial
Copy