

When recorded return to:

Bill A. Rohrbach
PO BOX 248
N. Bonneville, WA 98639

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S13-0299JA

Statutory Warranty Deed

THE GRANTOR Tristan J. Fitzgerald and Corinne A. Fitzgerald, 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 Bill A. Rohrbach, An Unmarried Man the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: PTN LOT 27 & ALL OF LOT 28 HAMILTON ISLAND

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit "B"

Tax Parcel Number(s): 02-07-29-1-2-0228-00

Dated 12/11/2013

Tristan J Fitzgerald

Corinne A Fitzgerald

REAL ESTATE EXCISE TAX

30436

DEC 16, 2013

PAID \$2,531.50

STATE OF Idaho
COUNTY OF Kootenai

SS: Skamania County Treasurer

I certify that I know or have satisfactory evidence that Tristan J Fitzgerald and Corinne A Fitzgerald 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: 12/11/13

Corinne Van Landt

Notary Public in and for the State of Idaho
Residing at Kootenai Court 1
My appointment expires: 3/21/2017




EXHIBIT A

Lot 28 of the Hamilton Island PUD, according to the recorded plat thereof, recorded in Auditor's File No. 2006161510, in the County of Skamania, State of Washington.

Together with a portion of Lot 27 Hamilton Island PUD, according to the recorded plat thereof recorded in Auditor's File No. 2006161510, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest Corner of said Lot 28, which is also the Southeast Corner of said Lot 27; thence Westerly along the South line of said Lot 27, a distance of 11 feet; thence North 02° 44' 24" East 69.53 feet to a point on the North line 11 feet more or less to the Northwest Corner of said Lot 28; thence Southerly along said West line 65.53 feet to the point of beginning.

Skamania County Assessor
Date 12-16-13 Parcel# 2-7-29-1-2-228


Unofficial Copy

EXHIBIT B

SUBJECT TO SPECIAL EXCEPTIONS:

1. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Hamilton Island Subdivison.
See recorded plat for details
2. 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 : May 10, 2006
As : Auditor's No. 2006161511
3. Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of Hamilton Island Homeowners Association.

Unofficial Copy