

WHEN RECORDED RETURN TO:

CASEY HOPKINS  
481 Salmon Falls Road  
Washougal, WA 98671

Escrow Number: 36831  
Filed for Record at Request of: Columbia Title Agency

STATUTORY WARRANTY DEED

THE GRANTOR(S), WALLACE CLAUSON AND SALLY CLAUSON, HUSBAND AND WIFE for and in consideration of Ten Dollars, and other good and valuable consideration, in hand paid, conveys, and warrants to CASEY HOPKINS, A SINGLE MAN the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED LEGAL

Subject to:  
Covenants, conditions, restrictions and easements of record.  
Abbreviated Legal: (Required if full legal not inserted above.)

Sec 3 TIN R5E Wm

Tax Parcel Number(s): 01-05-03-3-01100-00 and 01-05-03-3-01100-89

Dated: Dec 9, 2013

YM

Wallace Clauson  
WALLACE CLAUSON

Sally Clauson  
SALLY CLAUSON

State of Washington

ss.

County of Clark

I certify that I know or have satisfactory evidence that WALLACE CLAUSON AND SALLY CLAUSON is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Dec 9, 2013

[Signature]

REAL ESTATE EXCISE TAX

30438  
DEC 16, 2013

PAID \$ 3,814.70

Audrey Farni Decker  
SKAMANIA COUNTY TREASURER

JESSICA R. SWIFT  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MAY 9, 2015

Notary name printed or typed: Jessica Swift  
Notary Public in and for the State of WA  
Residing at CAMAS  
My appointment expires: May 09, 2015

# EXHIBIT "A"

## PARCEL A:

Beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian; thence South 585 feet; thence East 380 feet; thence North 8°12' East 136 feet; thence North 6°04' East 357 feet; thence North 59°36' West 180 feet; thence West 250 feet to the place of beginning.

Less an easement for an access roadway across the Northwest corner thereof.

Except that portion conveyed to Skamania County, recorded September 28, 2006 as Auditor's File No. 2006163133, Skamania County, State of Washington.

## PARCEL B:

Beginning at a point on the Section line 410 feet West of the Quarter corner on the South boundary of Section 3, Township 1 North, Range 5 East of the Willamette Meridian; thence following the boundary of the North Bank Highway right of way in a Northerly course to a point which is 690 feet West and 435 feet North of the aforementioned Quarter corner; thence North 4°30' East 50 feet; thence North 89°50' West 237 feet; thence South 21°45' East 200 feet; thence South 60°00' East 316 feet; thence East 280 feet, to the place of beginning.

Also beginning on the West side of the Cape Horn Road on the Section line 735 feet West of the Quarter corner on the South line of Section 3, Township 1 North, Range 5 East of the Willamette Meridian; thence West 585 feet to the 16th corner; thence North 735 feet to John Conaghan's Southwest corner; thence East 380 feet to the West side of the Cape Horn Road right of way; thence South 5°25' West 254 feet; thence South 21°45' East 200 feet; thence South 60°00' East 316 feet to the place of beginning.

Except County Road right of way deeded by instrument recorded under Auditor File No. 68706 in Book 57 of Deeds at Page 288.

## PARCEL C

Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian and running thence South 470.5 feet; thence West 952 feet to the County Road; thence Northerly along said County Road to a point West of the point of beginning, and thence East 885 feet to the point of beginning.

Except that portion lying within State Highway 140 and also except the following tract of land, to-wit:

Beginning at a point on the East edge of Old Cascade Road which is South 470.5 feet and West 605.8 feet from the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, and running thence West 350.2 feet to the center of the Old Cape Horn Road, thence Northerly along the Centerline of said Cape Horn Road to its intersection with the Northeasterly line of said Old Cascade Road; thence along the Easterly edge of said Cascade Road, South 27°53' East 182.0 feet; thence South 39°43' East, 168.0 feet; thence South 52°00' East 109.6

feet to the point of beginning.

#### PARCEL D

That tract of land in Section 3, Township 1 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the center of said Section 3, South 20.30 chains; thence West to intersection with the Southerly line of Sate Highway #8B, formerly known as State Road #8, which is the true point of beginning; thence West to the centerline of the Old Cape Horn Road; thence Northerly along the centerline of the Old Cape Horn Road to intersection with the Southerly line of the said State Highway #8B; thence Easterly along the Southerly line of said State Highway #8B to the point of beginning.

#### PARCEL E

A tract of land located in the Southwest Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, described as follows:

That portion of the following described tract of land lying Southerly of Secondary State Highway No. 8B.

Beginning at a point on the West line of the Cape Horn County Road, 6.22 chains North 08°55' East from the Southwest corner of the Charles Froeschle Land in said Section 3; thence North 79°08' West 1.47 chains; thence North 69°27' West 1.71 chains; thence North 61°52' West 2.61 chains; thence North 83°14' West 1.21 chains; thence South 82°52' West 3 chains; thence South 84° West 2.07 chains to a point on the North side of the State Road, said point being the Southwest corner of the tract; thence North 10 chains to the Northwest corner of the tract; thence East 7.82 chains to the Cape Horn County Road, said point being the Northeast corner of the tract; thence along the West line of said road in a Southeasterly direction to the point of beginning.

Together with all existing water rights and easements for water pipelines appurtenant thereto.

Skamania County Assessor  
Date 12-16-13 Parcel# 1-5-3-30-1100  
ym