

When recorded return to:

Mr. and Mrs. Patrick Hughes
5614 NW 280th Street
Ridgefield, WA 98642

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0007JA

REAL ESTATE EXCISE TAX
30497
JAN 21 2014
PAID ~~1600~~ 2147.00
9 deputy
SKAMANIA COUNTY WASHINGTON

Statutory Warranty Deed

THE GRANTOR Amanda Spencer and James Michael Abitz, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Patrick Hughes and Tami Hughes, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

A tract of land in Section 24, Township 7 North, Range 6 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows;

Lot 4 of the Island Short Plat, recorded in Auditor File No. 2006161876, Skamania County Records.

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

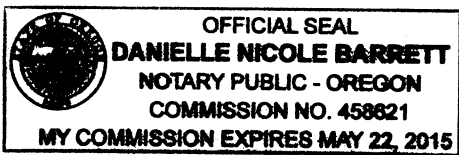
Tax Parcel Number(s): 07-06-24-0-0-0600-00
Skamania County Assessor
Date 1-21-14 Parcel 7-6-24-0-0-600
JW

Dated 1/14/2014
Amanda Spencer
James Michael Abitz

STATE OF Oregon
COUNTY OF Multnomah } ss:

I certify that I know or have satisfactory evidence that Amanda Spencer and James Michael Abitz 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: 1/14/2014
Danielle Nicole Barrett Danielle Nicole Barrett



Notary Public in and for the State of Oregon
Residing at Multnomah County
My appointment expires: May 22, 2015

EXHIBIT A

SUBJECT TO SPECIAL EXCEPTIONS:

1. 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 Lewis River and the Muddy River.
2. 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.
3. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of the Lewis River and the Muddy River.
4. 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 the Lewis River and the Muddy River.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Island Short Plat.
See recorded plat for details
7. Right of Way, including the terms and provisions thereof:
Recorded : February 3, 1934
Book : X
Page : 442
8. Easement, including the terms and provisions thereof:
For : Transmission Lines
Recorded : February 5, 1952
Book : 34
Page : 165
9. Easement, including the terms and provisions thereof:
Recorded : August 30, 1983
Book : 82
Page : 630
10. Right of Way, including the terms and provisions thereof:
Recorded : January 26, 1989
Book : 112
Page : 826
11. Easement, including the terms and provisions thereof:
Recorded : April 25, 2005
As : Auditor's File No. 2005157089
12. Easement, including the terms and provisions thereof:
Recorded : April 25, 2005
As : Auditor's File No. 2005157090

13. Easement, including the terms and provisions thereof:

Recorded : November 17, 2005
As : Auditor's File No. 2005159522

14. Reservations to the United States of America, including the terms and provisions thereof:

Recorded : January 30, 1914
Patent No. : 14516 (Affects Government Lot 1)

15. Mineral Reservations, including the terms and provisions thereof:

Recorded : February 19, 1958
Book : 44
Page : 337

16. 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 : October 17, 2005
As : Auditor's File No. 2005159105

Amended by the following instruments:

Auditor's File No. : 2005159172
Auditor's File No. : 2005159970
Auditor's File No. : 2006160968
Auditor's File No. : 2010175871
Auditor's File No. : 2011178700

Said Conditions and Restrictions set forth above contain, amongst other things, levies and assessments of Three Rivers Recreational Area Homeowners Association.

17. Wildlife Habitat Assessment and Landslide Hazard Study, including the terms and provisions thereof:

Recorded : September 13, 2005
As : Auditor's File No. 2005158676

18. Swift Creek Agreement No. 9, as disclosed in Deed, including the terms and provisions thereof:

Recorded : August 30, 1983
Book : 82
Page : 630

19. Community Well Agreement, including the terms and provisions thereof:

Recorded : June 7, 2006
As : Auditor's File No. 2006161877