

When recorded return to:

Kenneth D. Musser Jr.  
220 Lyme Court  
Roswell, GA 30075

REAL ESTATE EXCISE TAX

30541

FEB 18 2014

PAID \$6,098.70  
Nikki Gilliland, Deputy  
SKAMANIA COUNTY TREASURER

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S13-0420JA

Statutory Warranty Deed

THE GRANTOR Matthew F. Bronson and Jacqueline M. Reeves, as joint tenants with rights of survivorship not as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Kenneth D. Musser Jr., A Single Man the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: PTN SEC 21 T3N R10E W.M


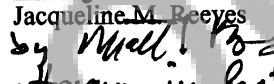
For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit "B"

Tax Parcel Number(s): 03-10-21-4-0-0700-00 ym

Dated JANUARY 23, 2014

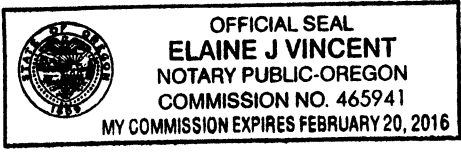
  
Matthew F. Bronson

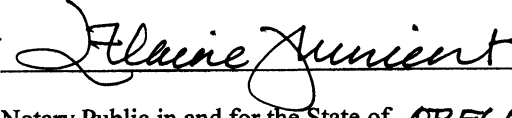
  
Jacqueline M. Reeves  
by  as her attorney in fact

STATE OF OREGON  
COUNTY OF HOOD RIVER } SS:

I certify that I know or have satisfactory evidence that Matthew F. Bronson  
are the persons who appeared before me, and said persons 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: JANUARY 23, 2014



  
Notary Public in and for the State of OREGON  
Residing at WHITE SALMON, WA  
My appointment expires: 02-20-2016

**EXHIBIT A**

A tract of land located in the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows;

Beginning at the point marking the intersection between the Northerly Right of Way line of Primary State Highway No. 8, with the East line of the said Section 21, said point being 19.37 chains South 00° 06' West from the Quarter post on the East line of the said Section 21; thence South 82° 52' West following the Northerly Right of Way line of said Highway 4.07 chains to a point; thence following the direction a distance of 200 feet; thence North 200 feet; thence West 125 feet; thence South 200 feet, more or less, to intersection with the Northerly Right of Way line of said Highway to the initial point of the tract hereby described; thence North 400 feet; thence West 150 feet; thence South 400 feet, more or less, to intersection with the Northerly Right of Way line of said Highway; thence in an Easterly direction following the Northerly Right of Way line of said Highway to the Point of Beginning.

TOGETHER with a tract of land located in the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a point marking the intersection between the Northerly Right of Way line of Primary State Highway No. 8, with the East line of said Section 21, said point being 19.37 chains South from the Quarter post on the East line of the said Section 21;

Thence along said Northerly Right of Way South 83° 40' 51" West, distance of 468.00 feet to the beginning of a curve tangent to said line; thence continuing along said Right of Way westerly a distance of 280.56 feet along the curve concave to the south, having a radius of 2342.00 feet and a central angle of 6° 51' 49" to the Southwest corner of that parcel described in Book 138, Page 113, thence along the West line of said parcel North 00° 49' 55" East, a distance of 114.33 feet to the Point of Beginning.

EXCEPTING therefrom a tract of land located in the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follow:

Commencing at a point marking the intersection between the Northerly Right of Way line of Primary State Highway No. 8, with the East line of said Section 21, said point being 19.37 chains South from the Quarter post on the East line of the said Section 21;

Thence along said Northerly Right of Way South 83° 40' 51" West, distance of 468.00 feet to the beginning of a curve tangent to said line; thence continuing along said Right of Way westerly a distance of 280.56 feet along the curve concave to the south, having a radius of 2342.00 feet and a central angle of 6° 51' 49" to the Southwest corner of that parcel described in Book 138, Page 113, and the point of beginning:

Thence along the West line of said parcel North 00° 49' 55" East, a distance of 114.33 feet; thence South 66° 46' 45" East, a distance of 44.40 feet; thence South 30° 16' 34" East, a distance of 90.30 feet to a point on said North Right of Way; thence westerly a distance of 89.99 feet along a curve concave to the south, having a radius of 23.42.00 feet and a central angle of 2° 12' 06" and being subtended by a chord which bears South 77° 55' 05" West 89.98 feet to the Point of Beginning;

Skamania County Assessor  
Date 2-18-14 Parcel# 3-10-21-4-0-700  
*Jm*

## EXHIBIT B

### SUBJECT TO SPECIAL EXCEPTIONS:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
  
2. Easement, including the terms and provisions thereof:  
 Recorded : July 12, 1912  
 Book : O  
 Page : 1
  
3. Easement, including the terms and provisions thereof:  
 Recorded : September 25, 1912  
 Book : O  
 Page : 93
  
4. Easement, including the terms and provisions thereof:  
 Recorded : June 3, 1943  
 Book : 29  
 Page : 444
  
5. Reservations, including the terms and provisions thereof:  
 Recorded : September 6, 1955  
 Book : A  
 Page : 237
  
6. Reservations, including the terms and provisions thereof:  
 Recorded : September 6, 1955  
 Book : 40  
 Page : 88
  
7. Conditions & Restrictions, including the terms and provisions thereof, in Director's Decision:  
 Recorded : April 6, 1998  
 Book : 175  
 Page : 269
  
8. Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:  
 Recorded : May 8, 2013  
 As : Auditor's File No. 2013000981
  
9. Matters as disclosed by Record of Survey dated December 4, 2013, recorded as Auditor's File 2013002702.

Attorney in Fact

ACKNOWLEDGEMENT

ATTORNEY-IN-FACT

STATE OF OREGON

COUNTY OF HOOD RIVER

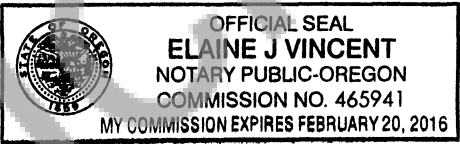
Before me, a Notary Public of said State and County aforesaid, personally appeared Matthew F. Bronson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jacqueline M. Reeves, as Attorney-In-Fact, and acknowledged that (s)he executed the same as the free act and deed of the said Statutory Warranty Deed.

Witness my hand and seal, this 23<sup>RD</sup> day of JANUARY, 2014

Elaine J Vincent

NOTARY PUBLIC

MY COMMISSION EXPIRES: 02-20-2016



Unofficial Copy