

When recorded return to:

Mr. and Mrs. Calvin E. Beard
PO Box 1130
Stevenson, WA 98648

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S13-0303JA

Statutory Warranty Deed

THE GRANTOR David L. Allen and Carol A. Allen, 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 Calvin E. Beard and Robin L. Beard, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 15, BOULDER RIDGE ESTATES SUBDIVISION, according to the plat thereof, recorded under Auditor's File No. 2009174613, Skamania County, in the State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

Tax Parcel Number(s): 03-75-01-4-0-1500-00

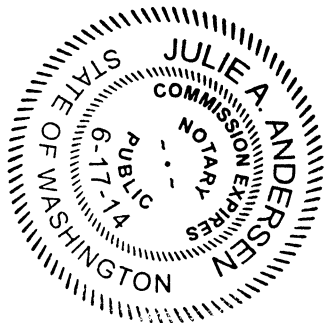
Skamania County Assessor
Date 2-19-14 Parcel# 3-75-1-4-1500

Dated 2-13-2014
David L. Allen Carol A. Allen
David L. Allen Carol A. Allen

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that David L. Allen and Carol A. Allen 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: February 13, 2014
Julie A. Andersen
Julie A. Andersen
Notary Public in and for the State of Washington
Residing at Cherson, Washington
My appointment expires: June 17, 2017



REAL ESTATE EXCISE TAX
30546
FEB 19, 2014
PAID \$ 984.20
Suzanne Jensen
Suzanne Jensen Deputy
Skamania County Treasurer

EXHIBIT A

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. Agreement, including the terms and provisions thereof:
Regarding : Revised Road Maintenance & Storm Water Drainage Agreement
Recorded : December 29, 2009
As Auditor's File No. : 2009174614

The above Agreement was modified and/or amended by document:
Recorded : August 30, 2012
As Auditor's File No. : 2012181407
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Boulder Ridge Estates Subdivision.
See recorded plat for details
4. 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 : January 21, 2010
As Auditor's File No. : 2010174749
5. Easement, including the terms and provisions thereof:
Recorded : January 21, 2010
As Auditor's File No. : 2010174751

Correction
Recorded : August 20, 2012
As Auditor's File No. : 2012181406
6. Agreement, including the terms and provisions thereof:
Recorded : May 6, 2010
As Auditor's No. : 2010175421

Re-recorded : May 20, 2010
As Auditor's File No. : 2010175539