

REAL ESTATE DEED TAX

After recorded return to:  
Merrill Maiano  
Wyse Kadish LLP  
621 SW Morrison St., Ste. 1300  
Portland, OR 97205

30638  
MAY - 6 2014  
PND exempt  
Merrill Maiano, Dept  
CLERK OF COUNTY TREASURY

STATUTORY WARRANTY DEED

**Grantors:** Joe Allen McArthur and Jo Ann McArthur, husband and wife  
**Grantee:** Joe Allen McArthur and Jo Ann McArthur, as Trustees of the McArthur Joint Revocable Trust u/t/a dated April 10, 2014  
**Abbreviated Legal Description:** S32 T2N R5E  
**Tax Parcel No.:** 02-05-32-3-0-1102-00 JWA

THE GRANTORS, Joe Allen McArthur and Jo Ann McArthur, husband and wife, for and in consideration of ZERO DOLLARS (\$ 0) in hand paid, convey and warrant to Joe Allen McArthur and Jo Ann McArthur, as Trustees of the McArthur Joint Revocable Trust u/t/a dated April 10, 2014, GRANTEES, the following described real estate, situated in Skamania County, State of Washington:

See the property description attached as "Exhibit A" and incorporated herein by reference.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, as contained in the attached "Exhibit B," incorporated herein by reference.

DATED: April 10, 2014

  
Joe Allen McArthur, Grantor

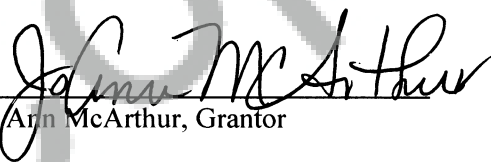
  
Jo Ann McArthur, Grantor



EXHIBIT 'A'

A Tract of land in the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Pelky Short Plat, recorded in Auditor File No. 2005159821, Skamania County Records.

Excepting there from a triangular parcel described as commencing at the most Southerly corner of said Lot 1; thence North 62°03'15" West along the Southwesterly line thereof, 195 feet to the point of beginning; thence continuing on said line North 62°03'15" West, 292.47 feet to the center of the Washougal River; thence along said River, the chord of which bears North 58°43'26" East, 84.51 feet; thence South 45°48'41" East, 259.58 feet to the point of beginning.

Skamania County Assessor

Date 5-5-14 Parcel# 2-5-32-3-0-1102

YH

**Exhibit 'B' - Subject To:**

**Taxes and Assessments as they are due AND:**

Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the WASHOUGAL RIVER, if it is navigable.

Any question that may arise due to shifting or change in the course of the WASHOUGAL RIVER or due to the WASHOUGAL RIVER having shifted or changed its course.

Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Covenants, conditions, easements and restrictions as set forth in the document recorded in Book 3, Page 176.

Easement, including the terms and provisions thereof, recorded May 9, 1931 in Book 'W', Page 621.

Covenants, conditions, easements and restrictions as set forth in the document recorded in Auditor File NO. 2005159821.

Rights of the Public in and to that portion lying within Roads.

Easement, including the terms and provisions thereof, recorded June 28, 1993 in Book 136, Page 259.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded June 27, 2005, in Auditor File NO. 2005157812.

Any rights, easements, interests or claims which may exist by reason of or be reflected by the survey recorded in Book 3, Page 128 & in Book 3, Page 455.

Ordinance, including the terms and provisions thereof, recorded December 10, 1999 in Book 195, Page 502.

Declaration and Maintenance Agreement, including the terms and provisions thereof, recorded December 9, 2005 in Auditor File No. 2005159822.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded March 2, 2006, in Auditor File NO. 2006160716.

Easement, including the terms and provisions thereof, recorded March 2, 2006 in Auditor File No. 2006160717.

Well Agreement, including the terms and provisions thereof recorded March 14, 2006 in Auditor File No. 2006160830.

An easement, including the terms and provisions thereof, recorded July 9, 2007, in Auditor File NO. 2007166817.