

When recorded return to:

Kathryn J. Simpson, Tammy J. Braaten
4526 SE Harrison Street
Portland, OR 97215

REAL ESTATE DEED TAX
30684
JUN -2 2014
1,076.00
9 deputy
SKAMANIA COUNTY TREASURER

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0131JA

Statutory Warranty Deed

THE GRANTOR Victor E. Cox, Jr. and Carol J. Gardner-Cox, 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 Kathryn J. Simpson and Tammy J. Braaten, Married Spouses the following described real estate, situated in the County of Skamania, State of Washington

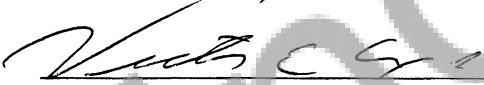
Lot 12 of the Wind River Estates Subdivision, according to the recorded plat thereof, recorded in Book 'B', Page 90, in the County of Skamania, State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

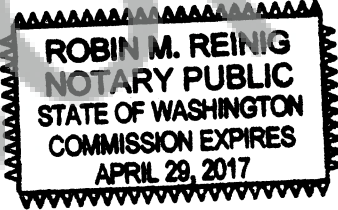
Tax Parcel Number(s): 03-08-29-3-1-0115-00

Skamania County Assessor
Date 6-2-14 Parcel# 3-8-29-3-1-115
Ym

Dated 5/22/2014


Victor E. Cox, Jr.


Carol J. Gardner-Cox



STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Victor E. Cox, Jr. and Carol J. Gardner-Cox 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: 5-22-14

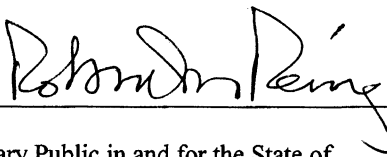

Notary Public in and for the State of
Commission Expires 4/29/17

EXHIBIT 'A'

SUBJECT TO SPECIAL EXCEPTIONS:

1. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Wind River Estates Subdivision.
See recorded plat for details
2. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Carson View Acres Short Plat.
See recorded plat for details
3. Easement, including the terms and provisions thereof:
For : Utilities
Recorded : August 3, 1914
Book : P
Page : 54
4. Easement, including the terms and provisions thereof:
For : Pipeline
Recorded : January 4, 1956
Book : 40
Page : 430
5. Easement, including the terms and provisions thereof:
For : Transmission Line and Access Road
Recorded : April 23, 1963
Book : 51
Page : 225
6. Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utility
Recorded : September 30, 1998
Book : 181
Page : 837
7. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication 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 : August 12, 1997
Book : 168
Page : 160
8. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication 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 : June 8, 2001
Book : 210
Page : 294
9. Agreement, including the terms and provisions thereof:
Regarding : Road Maintenance
Recorded : August 12, 1997
Book : 168
Page : 156