

When recorded return to:

James A. Bock
625 NW 7th
Camas, WA 98607

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0134JA

Statutory Warranty Deed

THE Michael P. Brown, as Successor Co-Trustee of the Cheryl L. Brown Revocable Living Trust dated June 11, 2012 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James A. Bock, A Single Person the following described real estate, situated in the County of Skamania, State of Washington.

Abbreviated Legal: SEC 36 T3N R7E

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit "B"

Tax Parcel Number(s): 03-07-36-2-4-0400-00

REAL ESTATE EXCISE TAX

Dated 6/16/14

38720
JUN 19, 2014

Michael P. Brown, As Successor Co-Trustee of the Cheryl L. Brown Revocable Living Trust dated June 11, 2012

PAID \$ 2,300.00
Shirley J. Depietry
SHERIFF'S OFFICE

M.P.B. Successor Co-Trustee
By: Michael P. Brown, Successor Co-Trustee

STATE OF WA }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Michael P. Brown is/are the person(s) who appeared before me, and said person(s) acknowledge that He signed this instrument, on oath stated He is/are authorized to execute the instrument and acknowledge that as the Trustee of The Cheryl L. Brown Revocable Living Trust Dated June 11, 2012 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated 6/16/14
Notary Public
State of Washington
CHERYL WILLIAMS
MY COMMISSION EXPIRES
November 05, 2014

Cheryl Williams
Notary Public in and for the State of WA
Residing at Redmond WA
My appointment expires: 11/5/14

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. 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 Kanaka Creek.
3. 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.
4. 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 Kanaka Creek.
5. 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 Kanaka Creek.
6. Easement, including the terms and provisions thereof:
 - For : right of way
 - Granted to : United Telephone Company of the Northwest
 - Recorded : July 22, 1967
 - Book : 57
 - Page : 375

Skamania County Assessor
 Date 6-19-14 Parcel# 3-7-36-2-4-406

WB 6/16/2014

UNOFFICIAL COPY

EXHIBIT A

A tract of land located in Lot 8 of Stevenson Park Addition in the Henry Shepard D. L. C. in the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the City of Stevenson, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at a ½ iron rod with yellow plastic cap marked "WYEAST PLS 29288" that bears 713.83 feet South And 50.00 feet East from the Northwest corner of the Henry Shepard D. L. C. ; thence South, parallel with the west line of said Shepard D. L.C. and with the west line of Lot 8 of Stevenson Park Addition, to the northerly right of way line of Roosevelt Street (also known as Bulldog Drive); thence northeasterly, along said northerly line to its intersection with the westerly right of way line of Kanaka Creek Road; thence northwesterly along said westerly line, to a similar ½ iron rod that bears North 77°42'01" East from the point of beginning; thence South 77°42'01" West, as distance of 236.38 to the point of beginning.

nb 6/16/2014

Unofficial
Copy