

When recorded return to:

Mark S. Parson, Laurie A. Sassmann
7807 Wilcoxon Farm Pl
Manassas, VA 20111

REAL ESTATE TAX
30739
JUL -2 2014
PAID 5,130.50
Vicki Clelland, Deputy
SKAMANIA COUNTY TREASURER

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0123JA

Statutory Warranty Deed

THE GRANTOR Shawn B. Van Pelt and Tina M. Van Pelt, 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 Mark S. Parson and Laurie A. Sassmann, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

A portion of Lot 4 of the Ignaz/Wachter Subdivision, according to the plat thereof, recorded in Book 'A' of Plats, Page 30, Skamania County, State of Washington, described as follows:

Lot 3 of the Van Pelt Short Plat, according to the plat thereof, recorded as Auditor's File No. 2011177905, Skamania County, State of Washington.

Skamania County Assessor
Date 7-1-14 Parcel# 3-7-36-2-0-403
Zm

SUBJECT TO SPECIAL EXCEPTIONS See attached Exhibit A

Tax Parcel Number(s): 03-07-36-2-0-0403-00

Dated 6-30-14

Shawn B. Van Pelt

Tina M. Van Pelt

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Shawn B. Van Pelt and Tina M. Van Pelt

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: June 30, 2014

Julie A. Andersen
Notary Public in and for the State of Washington
Commission Expires: June 17, 2018



EXHIBIT A

Subject to Special Exceptions:

1. Easement, including the terms and provisions thereof:
Recorded : June 30, 1930
Book : W
Page : 422
2. Easement, including the terms and provisions thereof:
Recorded : June 5, 1963
Book : 51
Page : 343
3. Easement, including the terms and provisions thereof:
Recorded : May 31, 1995
Book : 150
Page : 300
4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
5. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Van Pelt Short Plat.
See recorded plat for details
6. Agreement, including the terms and provisions thereof:
Regarding : Well Water Users Agreement
Recorded : March 21, 2011
As : Auditor's File No. 2011177904