

When recorded return to:

Mr. and Mrs. Michael S. Simmons
13312 NE Prairie Road
Brush Prairie, WA 98606

REAL ESTATE DAMAGE TR

30821
AUG 25, 2014

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0248JA

PAD \$999.50
Secretary John J. Depuy
COLUMBIA GORGE TITLE

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 Michael S. Simmons and Karen L. Simmons, husband and wife the following described real estate, situated in the County of Skamania, State of Washington

LOT 16 BOULDER RIDGE ESTATES, in the City of Carson , of Skamania County, in the State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS: SEE EXHIBIT "A"

Tax Parcel Number(s): 03-75-01-4-0-1600-00

Skamania County Assessor
Date 8-25-14 Parcel# 3-75-01-4-1600

Dated 8-25-14

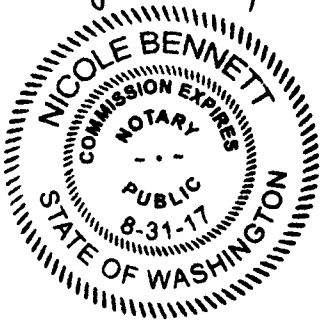
David L. Allen By *Carol A. Allen* *Carol A. Allen*
C.A. Allen's attorney in fact Carol A. Allen
David L. Allen

STATE OF Washington
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that

are the persons who appeared before me, and said persons acknowledged that Carol A. Allen signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 25, 2014



Nicole Bennett
Notary Public in and for the State of Washington
resides White Salmon
NICOLE BENNETT
MY APPOINTMENT EXPIRES: 8-31-17

Attorney in Fact

ACKNOWLEDGEMENT

ATTORNEY-IN-FACT

STATE OF Washington
COUNTY OF Skamania

Before me, a Notary Public of said State and County aforesaid, personally appeared David A. Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David L. Allen, as Attorney-In-Fact, and acknowledged that (s)he executed the same as the free act and deed of the said Statutory warranty deed.

Witness my hand and seal, this 25 day of August, 2014.

Nicole Bennett

NOTARY PUBLIC,
Resides: Kirk Lake Station NICOLE BENNETT
MY COMMISSION EXPIRES: MY APPOINTMENT EXPIRES: 8-31-17



Unofficial Copy

EXHIBIT "A"

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. 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
3. 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, 20110
As : 2010174749
4. Easement, including the terms and provisions thereof:
For : Ingress, egress & utilities
Granted to : SDS Company, LLC, a Washington limited liability company
Recorded : January 21, 2010
As : 2010174751
Affects : See recorded document for location
AND Correction
Recorded : August 20, 2012
As : 2012181406
5. Revised and Combined Road Maintenance and Storm Water Drainage Agreement, including the terms and provisions thereof:
Recorded : August 30, 2012
As : 2012181407