

REAL ESTATE EXCISE TAX

30883

OCT - 6 2014

PAID exempt
by deputy
SKAMANIA COUNTY TREASURER

Return Address

Sarah L. Baker, Attorney
6400 SE Lake Road, Ste. 440
Portland OR 97222

WARRANTY DEED

Indexing information required by the Washington State Auditor's/Recorder's Office, (RCW 36.18 and RCW 65.04) 1/97
(Print last name first)

Reference # (If applicable) _____

Grantors: Tammy J. Braaten and Kathryn J. Simpson, married spouses

Grantees: Tammy J. Braaten and Kathryn J. Simpson, Trustees, under the Braaten Simpson Trust, dated August 28, 2014

Legal Description: Lot 12 of the Wind River Estates Subdivision

Assessor's Property Tax Parcel/Account # 03-08-29-3-1-0115-00

The Grantors, Tammy J. Braaten and Kathryn J. Simpson, married spouses, whose mailing address is P.O. Box 5576, Portland, Oregon, 97228, for and in consideration of the sum of ONE Dollar (\$1.00), in hand paid, convey and warrant to Tammy J. Braaten and Kathryn J. Simpson, Co-Trustees, the Braaten Simpson Trust (created by declaration of trust dated August 28, 2014), Grantee, the following described real estate situated in the County of Skamania, State of Washington:

Skamania County Assessor Am
Date 10-6-14 Parcel# 3-8-29-3-1-115

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".

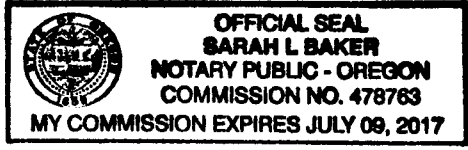
Dated: August 28, 2014

Tammy J. Braaten
Tammy J. Braaten
Kathryn J. Simpson
Kathryn J. Simpson

STATE OF OREGON, County of Clackamas)

I certify that I know or have satisfactory evidence that TAMMY J. BRAATEN and KATHRYN J. SIMPSON are the persons who appeared before me, and said persons each signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 28, 2014



Sarah L. Baker
Sarah L. Baker, Notary Public in and for the State of Oregon
My appointment expires: 7-9-17

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