

When recorded return to:

Mr. and Mrs. Geoffrey Monroe Morton  
37767 Polson Road  
Crawford, CO 81415

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S14-0302JA

### Statutory Warranty Deed

THE GRANTOR Charles E. Kitchin, Jr., A Married Man As His Sole And Separate Property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Geoffrey Monroe Morton and Sue Woodruff-Morton, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 10, NORTHWESTERN LAKE DEVELOPMENT SUBDIVISION, recorded in Book B, page 73, Plat records, in the County of Skamania and State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 03-10-03-0-0-0212-00 *YM 10-9-14*

Dated 10-6-14

  
Charles E. Kitchin, Jr.

REAL ESTATE EXCISE TAX

30898

OCT - 9, 2014

PAID \$ 387.50

  
SKAMANIA COUNTY TREASURER

STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Charles E. Kitchin, Jr.

is the person who appeared before me, and said person acknowledged that he  
signed this instrument and acknowledge it to be his free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 10/6/14



Notary Public in and for the State of Oregon

Residing at The Dalles

My appointment expires: 2/25/15



**EXHIBIT A**

Lot 10, NORTHWESTERN LAKE DEVELOPMENT SUBDIVISION, in the City of Underwood, of Skamania County, in the State of Washington.

TOGETHER with that portion as described in Deed recorded June 3, 2005 as Auditor's File No. 2005157519 recorded in Skamania County, in the State of Washington being more particularly described as:

A strip of land situated within the Northeast Quarter of the Southwest Quarter and in the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 North, Range 10 East, W.M., in the County of Skamania, the State of Washington and described as follows:

Beginning at the Northwest corner of Lot 2 of the R&N Short Plat as shown on the map thereof recorded in Book 3 at Page 353 of Short Plats, Auditor's File No. 135730; thence South  $7^{\circ} 14' 40''$  E, 239.94 feet; thence South  $1^{\circ} 02' 31''$  W, 116.99 feet to the Southwest corner thereof which is a point on the Northwesterly line of Lot 10 of the Northwestern Lake Development Subdivision as shown on the map thereof recorded in Book B at Page 73 of Plats, Auditor's File No. 115609; thence North  $69^{\circ} 27' 15''$  E, 53.77 feet along said line; thence N  $1^{\circ} 02' 31''$  E, 100.83 feet; thence North  $17^{\circ} 14' 40''$  W, 254.82 feet to the Northwesterly edge of said Lot 2; thence South  $70^{\circ} 03' 41''$  W, 51.25 feet to the Point of Beginning.

ALSO TOGETHER with that portion as described in Deed recorded September 24, 2014 as Auditor's File No. 2014001617 recorded in Skamania County, in the State of Washington being more particularly described as:

Beginning at the most Northerly corner of Lot 10 of said subdivision, which is monumented by an Aluminum Cap on a  $5/8''$  rebar; thence South  $50^{\circ} 05' 53''$  West, a distance of 46.02 feet to an Aluminum Cap on a  $5/8''$  rebar set for said subdivision; thence South  $69^{\circ} 27' 15''$  West, a distance of 136 feet, more or less, to the Easterly line of the area described in boundary line adjustment filed under Auditor's File Number 2005157519; thence North  $01^{\circ} 02' 31''$  East along said East line, a distance of 57.4 feet, more or less; thence East, a distance of 18.3 feet; thence North  $82^{\circ} 05' 52''$  East, a distance of 144.74 feet to the Point of Beginning.

Skamania County Assessor

Date 10-9-14 Parcel# 3-10-3-0-0-212

*LN*

## 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. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Northwestern Lake Development,  
 Book : B  
 Page : 73  
 Affects: : See recorded plat for details
3. Agreement, including the terms and provisions thereof:  
 Regarding : Private Roadway  
 Recorded : December 17, 1990  
 Book : 121  
 Page : 781
4. 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 : April 29, 1991  
 Book : 123  
 Page : 58  
  
 Said Covenants, Conditions and Restrictions were amended/modified by instrument  
 Recorded : September 2, 1992  
 Book : 130  
 Page : 503
5. Agreement, including the terms and provisions thereof:  
 Recorded : September 2, 1992  
 Book : 130  
 Page : 506
6. 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 : February 23, 1993  
 Book : 133  
 Page : 590
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 : March 11, 1993  
 Book : 133  
 Page : 954

Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of Northwestern Lake Development Homeowners Association.

8. Easement, including the terms and provisions thereof:  
Recorded : March 30, 1993  
Book : 134  
Page : 328  
Affects : See document for exact location.

9. Easement, including the terms and provisions thereof:  
Recorded : June 21, 1993  
Book : 136  
Page : 104

10. Easement, including the terms and provisions thereof:  
Recorded : February 25, 1999  
Book : 186  
Page : 902

11. Easement, including the terms and provisions thereof:  
Recorded : August 30, 1999  
Book : 192  
Page : 736  
Affects : See document for exact location.

12. Ordinance No. 2000-02 as disclosed, including the terms and provisions thereof;  
recorded : May 17, 2000  
Book : 199  
Page : 299

13. Easement, including the terms and provisions thereof:  
Recorded : July 18, 2007  
As : 2007166917