

When recorded return to:

Mr. and Mrs. Jay J. Fischer
866 RT. 537
Creamridge, NJ 08514

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0286JA

Statutory Warranty Deed

THE GRANTOR ABB Partners, L.L.C., an Arizona limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Jay J. Fischer and Marilyn J. Fischer, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 27, ANGEL HEIGHTS SUBDIVISION-PHASE 1, recorded in Auditor's File No. 2005158873, in the City of Stevenson, of Skamania County, in the State of Washington.

EXCEPTING therefrom that portion conveyed by Boundary Line Adjustment Quit Claim Deed recorded July 21, 2006, as Auditor's File No. 2006162378, more particularly described as beginning at the Southwest corner of said Lot 27; thence North 0° 42' 31" East 75.22 feet; thence South 89° 33' 07" East 80.94 feet; thence South 71° 58' 13" East 96.24 feet; thence South 19° 39' 15" West 49.65 feet; thence North 89° 16' 56" West 156.69 feet to the Point of Beginning.

Skamania County Assessor

Date 10-15-14 Parcel# 3-7-36-3-3-100

LM

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit A

Tax Parcel Number(s): 03-07-36-3-3-0100-00

Dated 10/13/14

ABB Partners, LLC, an Arizona Limited Liability Company

By: *Scott L. Crawford*
By: Scott L. Crawford, Operating Manager

REAL ESTATE EXCISE TAX

30903

OCT 15, 2014

PAID \$999.50

Kelsey Burns
SKAMANIA COUNTY TREASURER

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that SCOTT L. CRAWFORD
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
OPERATING MANAGER of ABB PARTNERS, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/13/14

Kelsey Burns
Notary Public in and for the State of Oregon
Residing at P.O. Box 1171 Tualatin, OR 97062
My appointment expires: Jan. 23, 2018

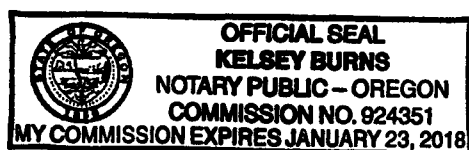


EXHIBIT A

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. Easement, including the terms and provisions thereof as disclosed by Deed:
For : Northwestern Electric Company Power Line
Recorded : October 1, 1920
Book : S
Page : 94
Affects : Exact location not disclosed
AND disclosed in instrument
Recorded : October 5, 1927
Book : V
Page : 412
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Angel Heights Subdivision-Phase I.
See recorded plat for details
4. 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 : September 28, 2005
As : 2005158875

Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of Angel Heights Homeowners Association.
5. Geotechnical Report, including the terms and provisions thereof:
Recorded : September 28, 2005
As : 2005158876