

When recorded return to:

John O'Donnell , Manager
PO Box 310
White Salmon, WA 98672

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0293JA

Statutory Warranty Deed

THE GRANTOR Jimcope LLC, a Washington 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 Russell Avenue Property, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: Ptn SEC 1 T2N R7E

For Full Legal See Attached Exhibit "A"

REAL ESTATE EXCISE TAX

Subject to Special Exceptions See Attached Exhibit "B"

Tax Parcel Number(s): 02-07-01-1-1-3400-00

30930

OCT 30, 2014

PAID \$3,371.00

SKAMANIA COUNTY TREASURER

Dated 10-30-14

Jimcope LLC, a Washington Limited Liability Company

By: Jim Copeland, Trustee of the Copeland Trust dated August 21, 2001, Its member

James R. Copeland and Louella Copeland, trustees of the Copeland Trust dated August 21, 2001

By: James R. Copeland, Trustee

By: Louella Copeland, Trustee

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Jim Copeland 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 Member of Jimcope LLC, a Washington Limited Liability Company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this Statutory Warranty Deed.


Dated: October 30, 2014



Julie A. Andersen
Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: June 17, 2018

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that James R. Copeland and Louella Copeland
is/are the person(s) who appeared before
me, and said person(s) acknowledge that They signed this instrument, on oath stated Their
is/are authorized to execute the instrument and acknowledge that as the
Trustees of The Copeland Trust dated August 21, 2001
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this Statutory Warranty
Deed.

Dated: October 30, 2014 
Julie A. Andersen
Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: June 17, 2018



Unofficial Copy

EXHIBIT A

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of Lot 1, Block 8 of the Town of Stevenson, according to the recorded plat thereof, recorded in Book A of Plats, Page 11; thence North $34^{\circ} 30'$ West 30 feet to the Southeast corner of that certain Hollow Tile Theater Building as constructed; thence North $34^{\circ} 30'$ West following the Easterly line of the said Lot 1, a distance of 33 feet to the initial point of the tract hereby described; thence North $34^{\circ} 30'$ West along the Easterly line of the said Lot 1, a distance of 53.2 feet, more or less to the intersection with the Southerly line of that tract of land sold to Oregon-Washington Telephone Company, a Corporation, by contract, dated November 17, 1953, and recorded November 23, 1953, in Book 37, Page 307; thence South $55^{\circ} 30'$ West 4.5 feet to the Southeasterly corner of the Brick and Tile Telephone building; thence on the same course along the Southerly wall of said building 25 feet to the angle corner of the Brick annex of said building; thence North $34^{\circ} 30'$ West along the Westerly wall of the said Brick annex 3.5 feet; thence South $55^{\circ} 30'$ West 77 feet to a point North $34^{\circ} 30'$ West of the Northwest corner of Lot 2 of the said Block 8; thence South $34^{\circ} 30'$ East following the Northerly extension of the Westerly line of the said Lot 2 and continuing along the Westerly line of the said Lot 2, a distance of 56.7 feet, more or less to a point South $55^{\circ} 30'$ West from the initial point; thence North $55^{\circ} 30'$ East 106.5 feet to the initial point.

EXCEPTING THE FOLLOWING:

Beginning at a point 83 feet North $34^{\circ} 30'$ West of the Southwest corner of the said Block 8; thence North $55^{\circ} 30'$ East 18 feet; thence North $34^{\circ} 30'$ West 36.7 feet to the intersection with the Southerly line of the aforesaid tract of land sold to Oregon-Washington Telephone Company; thence South $55^{\circ} 30'$ West 18 feet; thence South $34^{\circ} 30'$ East 36.7 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of Lot 2 of the Town of Stevenson, according to the recorded Plat thereof, recorded in Book A of Plats, Page 11, described as follows:

Beginning at the Southeasterly corner of Lot 1 of the said Block 8; thence North $34^{\circ} 30'$ West 30 feet to the Southeast corner of a certain Hollow Tile Building; thence South $55^{\circ} 30'$ West along the outer line of edge of said building 80 feet; thence North $34^{\circ} 30'$ West 33 feet to the initial point of the tract hereby described; thence South $55^{\circ} 30'$ West 26.5 feet; thence North $34^{\circ} 30'$ West 20 feet; thence North $55^{\circ} 30'$ East 26.5 feet; thence South $34^{\circ} 30'$ East 15 feet; thence North $55^{\circ} 30'$ East 10 feet; thence South $34^{\circ} 30'$ East 2 feet; thence South $55^{\circ} 30'$ West 10 feet; thence South $34^{\circ} 30'$ East 3 feet to the initial point.

ALSO EXCEPT that portion conveyed to Emery O. Owens et al by Instrument recorded in Book 195, Page 942.

Skamania County Assessor
Date 10-30-14 Parcel # 2-7-1-1-3400
(Signature)

EXHIBIT B

SUBJECT TO SPECIAL EXCEPTIONS:

1. Easement, including the terms and provisions thereof:
Recorded : May 23, 1922
Book : S
Page : 580
AND
Recorded : September 24, 1923
Book : T
Page : 365
AND
Recorded : March 19, 1925
Book : U
Page : 213
2. Easement, including the terms and provisions thereof:
Recorded : January 3, 1979
Book : 75
Page : 916
3. Easement, including the terms and provisions thereof:
Recorded : October 11, 1999
Book : 194
Page : 100