

When recorded return to:

John Schaeffer
PO Box 505
Carson, WA 98610

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S14-0280JA

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 John C Schaeffer and Faith Gundersen, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington

Lot 13, BOULDER RIDGE ESTATES SUBDIVISION, recorded December 29, 2009 as Auditor No. 2009-174613, in the County of Skamania and State of Washington.

Skamania County Assessor
Date 11-13-14 Parcel 3-75-01-4-0-1300
2m

SUBJECT TO SPECIAL EXCEPTIONS See attached Exhibit A

Tax Parcel Number(s): 03-75-01-4-0-1300-00

Dated 11-13-2014

David L. Allen by Carol A. Allen Carol A. Allen
David L. Allen by Carol A. Allen his Attorney-In-Fact Carol A. Allen

REAL ESTATE EXCISE TAX

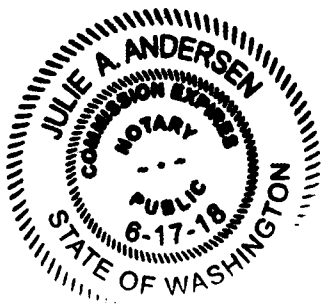
30952
NOV 13, 2014

STATE OF Washington }
COUNTY OF Skamania } SS:

PAID \$ 999.50
Suzanne M. Smith
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Carol A. Allen
are the persons who appeared before me, and said persons acknowledged that She
signed this instrument and acknowledge it to be Her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: November 13, 2014 Julie A. Andersen
Julie A. Andersen
Notary Public in and for the State of Washington
Commission Expires: JUNE 17, 2018



STATE OF WASHINGTON

COUNTY OF SKAMANIA

Before me, a Notary Public of said State and County aforesaid, personally appeared CAROL 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 STATUTORY acknowledged that (s)he executed the same as the free act and deed of the said WARRANTY DEED.

Witness my hand and seal, this 13 day of November, 2014.



JULIE A. ANDERSEN
NOTARY PUBLIC
CARSON, WASHINGTON
MY COMMISSION EXPIRES: JUNE 17, 2018



Unofficial Copy

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. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BOULDER RIDGE ESTATES SUBDIVISION Auditor's File No. 2009174613.
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