

When recorded return to:
Robert Matthew Coppedge and Anastaisa Davidovna Moro
3300 NE Knott Street
Portland, OR 97212

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31145
APR - 7 2015

PAID \$617.00
Victoria Chetland Treasures
SKAMANIA COUNTY TREASURER

Statutory Warranty Deed

00150093 TB

THE GRANTOR Sandra Hazard, as to her separate estate, as to an undivided 1/6 interest and Lindsey Hazard, as his separate estate, as to an undivided 1/6 interest and Robert Hazard, as his separate estate, as to an undivided 1/6 interest and Michael G. Cannon, as his separate estate and Kathleen E. McAley, as her separate estate and Marci M. Cooper, as her separate estate and Traci A. Cannon, as her separate estate and David Warren Ridinger, as his separate estate, as to the remainder for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Robert Matthew Coppedge and Anastaisa Davidovna Moro, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Tax Parcel Number(s): 02 06 34 0 0 1100 00

Abbreviated Legal: NE of the SW Section 34, Township 2N, Range 6E WM

Dated this 3rd day of April, 202015.

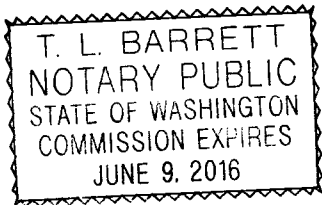
X Sandra Hazard
Sandra Hazard
X Robert Hazard
Robert Hazard, By: Sandra Marie Hazard,
His Attorney-In-Fact
X Kathleen E. McAley by
Kathleen E. McAley, By: Colbert H. Cannon, Her Attorney-In-Fact
X Traci A. Cannon by
Traci A. Cannon, By: Colbert H. Cannon, Her Attorney-In-Fact

X Lindsey Hazard
Lindsey Hazard, By: Sandra Marie Hazard, His Attorney-In-Fact
X Michael G. Cannon by
Michael G. Cannon, By: Colbert H. Cannon, His Attorney-In-Fact
X Marci M. Cooper by
Marci M. Cooper, By: Colbert H. Cannon, Her Attorney-In-Fact
X David Warren Ridinger by
David Warran Ridinger, By: Colbert H. Cannon, His Attorney-In-Fact

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that Sandra Hazard are the persons who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 6th, 2015

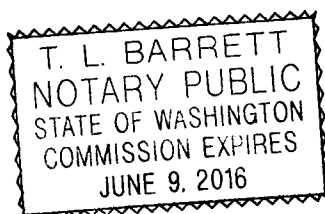


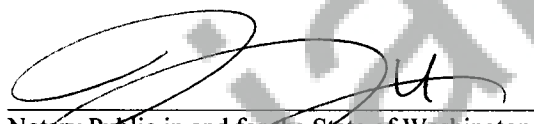
[Signature]
Notary Public in and for the State of Washington
Residing in Vancouver
My appointment expires: June 9, 2016

STATE OF WASHINGTON }
COUNTY OF CLARK }ss

On this 6th of April, 2015, before me personally appeared Sandra Marie Hazard, who executed the within instrument as Attorney in Fact for Lindsey Hazard and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Lindsey Hazard for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Lindsey Hazard is now living, and is not incompetent.

Dated: April 6th, 2015

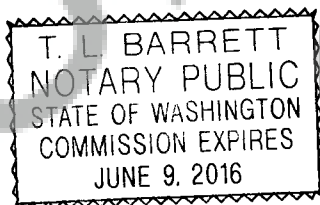




Notary Public in and for the State of Washington
Residing in Vancouver
My appointment expires: June 9, 2016

STATE OF WASHINGTON }
COUNTY OF CLARK }ss

On this 6th of April, 2015, before me personally appeared Sandra Marie Hazard, who executed the within instrument as Attorney in Fact for Robert Hazard and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Robert Hazard for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Robert Hazard is now living, and is not incompetent.

Dated: April 6th, 2015

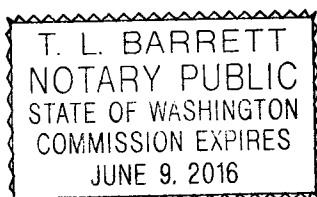




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STATE OF WASHINGTON }
COUNTY OF CLARK }ss

On this 6th of April, 2015, before me personally appeared Colbert H. Cannon, who executed the within instrument as Attorney in Fact for Michael G. Cannon and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Michael G. Cannon for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Michael G. Cannon is now living, and is not incompetent.

Dated: April 6th, 2015

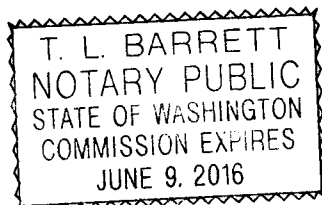


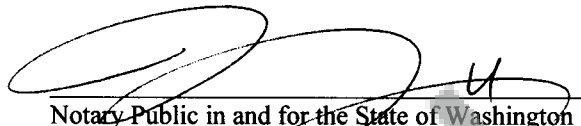

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On this 6th of April, 2015, before me personally appeared Colbert H. Cannon, who executed the within instrument as Attorney in Fact for Kathleen E. McAley and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Kathleen E. McAley for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Kathleen E. McAley is now living, and is not incompetent.

Dated: April 6th, 2015

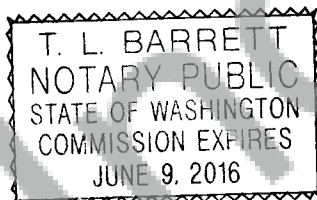




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COUNTY OF CLARK }ss

On this 6th of April, 2015, before me personally appeared Colbert H. Cannon, who executed the within instrument as Attorney in Fact for Marci M. Cooper and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Marci M. Cooper for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Marci M. Cooper is now living, and is not incompetent.

Dated: April 6th, 2015

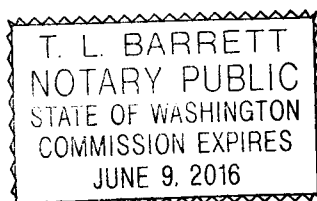


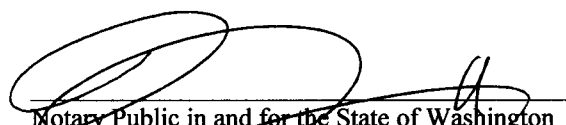

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STATE OF WASHINGTON }
COUNTY OF CLARK }ss

On this 6th of April, 2015, before me personally appeared Colbert H. Cannon, who executed the within instrument as Attorney in Fact for Traci A. Cannon and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Traci A. Cannon for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Traci A. Cannon is now living, and is not incompetent.

Dated: April 6th, 2015

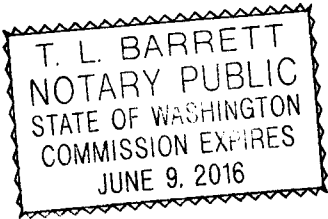


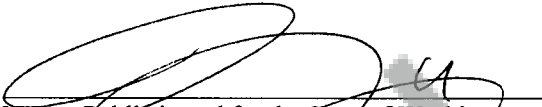

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On this 6th of April, 2015, before me personally appeared Colbert H. Cannon, who executed the within instrument as Attorney in Fact for David Warren Ridinger and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for David Warren Ridinger for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said David Warren Ridinger is now living, and is not incompetent.

Dated: April 6th, 2015




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Unofficial Copy

Exhibit A

A tract of land located in the Northeast quarter of the Southwest quarter of Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 34; thence East, along the North line of said quarter-quarter to the centerline of Nielson Road (formerly known as Duncan Creek Road); thence Southeasterly, along said centerline to the Northerly line of that tract of land conveyed to the State of Washington in the matter of State Road No. 8 Prindle to Skamania, by deed recorded November 13, 1925 in Deed Book U at page 448, records of Skamania County, Washington; thence Southwesterly, along said Northerly line a distance of 15 feet to the Easterly line of that tract of land conveyed to Skamania County for Road District No. 1, by deed recorded September 17, 1923 in Deed Book T at page 359, records of Skamania County, Washington; thence Northwesterly, along said Easterly line, a distance of 30 feet, more or less to the Northeast corner thereof; thence Southwesterly, along the Northerly line of said Skamania County tract, a distance of 100 feet to the Northwest corner thereof; thence Southeasterly, along the Westerly line of said Skamania County tract, a distance of 30 feet, more or less to the Northerly line of the above mentioned State of Washington tract; thence Southwesterly, along said Northerly line to the West line of the Northeast quarter of the Southwest quarter of said Section 34; thence North, along said West line to the Point of Beginning.

EXCEPTING THEREFROM that portion, if any, lying within Duncan Creek Addition recorded May 5, 1930 in Book A of Plats at page 84 and 85, records of Skamania County, Washington.

READ AND APPROVED

X S H

READ AND APPROVED

X C. H. C.

Skamania County Assessor

Date 4-7-15 Parcel 2-6-34-100

(Signature)