

When recorded return to:

Kathy Izell
8604 Kiel Ridge Circle
Las Vegas, NV 89117

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: 15-0182NB

Statutory Warranty Deed

THE GRANTOR Des Verley and Sheryl J. Verley, 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 Kathy Izell, a single woman the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: PTN SEC 2 T3N R19E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 03-10-02-0-0-0302-00 *LM 7/15/15*

SUBJECT TO SPECIAL EXCEPTIONS 8,9,1011,12,13,14, and 15 OF THE PRELIMINARY TITLE REPORT DATED June 11, 2015 FILE NUMBER S15-0239KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

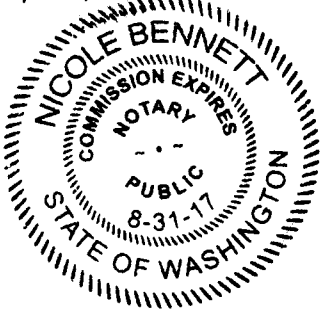
Dated 07/13/2015
Des Verley
Des Verley

Sheryl J. Verley
Sheryl J. Verley
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31364
JUL 15 2015

STATE OF Washington }
COUNTY OF Skamania } SS: PAID \$ 8,879.00
Michael J. Bennett
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Des Verley and Sheryl J. Verley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7.13.2015



Nicole Bennett
Notary Public in and for the State of Washington
Residing at White Salmon, WA
My appointment expires: 08.31.2017

EXHIBIT "A"

A parcel of land situated within Government Lot 3, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

That portion of Tract B of the OSTERMANN Short Plat as shown on the map thereof recorded in Book 1 at Page 21F of Short Plats together with that portion of Lot 2 of the VERLEY Short Plat as shown on the map thereof recorded in Book 3 at Page 52 of Short Plats, and more particularly described as follows:

Commencing at the Northwest corner of said Tract B (which is marked with an iron rod), thence North $88^{\circ} 53' 36''$ East, 340.66 feet along the North line thereof to the Easterly edge of a 60 foot right of way for OSTERMANN ROAD, which is a point on a curve concave to the West and having a radius of 914.5 feet (the radial bearing of which bears South $75^{\circ} 15' 45''$ West), and the Point of Beginning; thence Southerly along said curve through a central angle of $24^{\circ} 56' 12''$, a distance of 398.02 feet (the chord of which bears South $02^{\circ} 16' 08''$ East, 394.88 feet) to a point on the North line of said Lot 2; thence South $88^{\circ} 52' 09''$ West, 30.64 feet along the line thereof to the centerline of said OSTERMANN ROAD; thence along said centerline South $10^{\circ} 35' 32''$ West, 131.56 feet to the beginning of a curve concave to the Northeast and having a radius of 73.24 feet; thence Southeasterly along said curve through a central angle of $101^{\circ} 43' 33''$ for a distance of 130.03 feet (the chord of which bears South $40^{\circ} 16' 09''$ East, 113.62 feet) thence North $88^{\circ} 52' 09''$ East, 99.37 feet to an intersection with the centerline of LAKEVIEW ROAD; thence South $61^{\circ} 06' 37''$ East, 30 feet; thence North $28^{\circ} 53' 23''$ East, 25.55 feet to the most easterly Southeast corner of said Lot 2; thence North $02^{\circ} 11' 04''$ West, 604.67 feet to the Northeast corner of said Tract B; thence along the North line thereof, South $88^{\circ} 53' 36''$ West, 149.20 feet to the Point of Beginning.

TOGETHER WITH a tract of land located in the North Half of the Northwest Quarter of Section 2, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at a point on the quarter section line South $02^{\circ} 08'$ East 450 feet from the quarter corner on the North line of the said Section 2; thence along said quarter section line South $02^{\circ} 08'$ East 204.28 feet to the Southeasterly right of way line of Lakeside County Road, said line being the Northwesterly line of a tract of land conveyed to Pacific Power & Light Company by deed dated April 4, 1956, and recorded May 25, 1956, at page 509 of Book 41 of deeds, records of Skamania County, Washington; thence along said right of way line on a 105.39 foot radius curve right 69.16 feet (the chord of which bears South $44^{\circ} 30'$ West 67.94 feet); thence South $63^{\circ} 18'$ West 204.80 feet; thence on a 381.97 foot radius curve 100 feet (the long chord of which bears South $70^{\circ} 48'$ West 99.71 feet); thence South $78^{\circ} 18'$ West 58.44 feet; thence on a 124.57 foot radius curve left 107.39 feet (the long chord of which bears South $53^{\circ} 39' 30''$ West 103.88 feet); thence South $29^{\circ} 01'$ West 30.00 feet; thence parallel with the North-South quarter section line of the said Section 2 North $02^{\circ} 08'$ West 605 feet; thence North $88^{\circ} 57'$ East 298.32 feet to the Northwesterly right-of-way of the Lakeside County Road; thence along said right-of-way line 78.1 feet along a 154.56 radius curve to the right (the chord of which bears North $13^{\circ} 43'$ East); thence along said right-of-way line North $28^{\circ} 12'$ East 42 feet, more or less; thence South $31^{\circ} 16' 10''$ East 296.16 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion dedicated to Skamania County in Book 68, Page 579, and Book 71, Page 188, Skamania County Records.

Skamania County Assessor

Date 7-15-15 Parcel# 3-10-2-0-0-302

Zm