

When recorded return to:

Jacque A. Lavadour
1055 SE Liberty Avenue
Gresham, OR 97080

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S15-0474JA

Statutory Warranty Deed

THE McGuire Enterprises, 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 Jacque A. Lavadour, an unmarried man the following described real estate, situated in the County of Skamania, State of Washington.

Abbreviated Legal:
Lot 25 Wind River Estates Bk B/Pg 90

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7-14 OF THE PRELIMINARY TITLE REPORT DATED November 11, 2015 FILE NUMBER S15-0474KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-29-3-1-0123-00

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

Dated

12-14-2015

31591
DEC 16 2015

McGuire Enterprises, LLC, a Washington limited liability company

PAID \$1,076.00
Clifford McGuire
SKAMANIA COUNTY TREASURER

Clifford McGuire, member
By: Clifford McGuire, Member

STATE OF _____
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Clifford McGuire is 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 McGuire Enterprises, LLC, a Washington limited liability to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

EXHIBIT A


A tract of land situated within the Southwest Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington and described as follows:

Lot 25 of the WIND RIVER ESTATES SUBDIVISION, according to the map thereof, recorded in Book 'B' of Plats, Pages 90-95, Auditor File No. 129340.

Plus beginning at an iron pipe with brass cap on the West line of said thereof Southwest Quarter of the Northeast Quarter lying North 01° 01' 15" East, 1228.61 feet from the Southwest corner thereof (which is the Northwest corner of Wind River Estates Subdivision, as shown on said Plat) ; thence North 86° 13' 50" East, 137.94 feet to the Northwest corner of Lot 25; thence South 01° 01' 15" West, 184.58 feet along the West line of said Lot 25 to the Southwest corner thereof; thence North 75° 46' 01" West, 196.34 feet to the West line of said Southwest Quarter of the Northeast Quarter; thence North 01° 01' 15" East, 140.00 feet to the point of beginning.

EXCEPTING THEREFROM a triangular parcel of land described as follows:

Beginning at a point lying South 01° 01' 05" West, 140.00 feet from the Northwest corner of said Wind River Estates Subdivision; thence South 75° 46' 01" East, 170.42 feet to a point; thence North 01° 22' 33" East, 35.77 feet to the Southerly edge of Frances Lane private road; thence along the Southerly edge of said road North 80° 35' 39" West, 26.84 feet; thence leaving said road North 89° 16' 48" West, 139.58 feet to the point of beginning.

Skamania County Assessor
Date 12-16-15 Parcel# 3-8-29-31-123


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Marin)

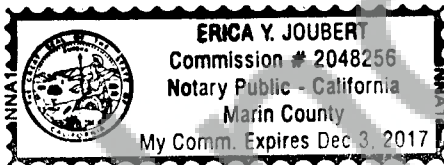
On DECEMBER 14, 2015 before me, Erica Y Joubert, Notary Public
 Date Here Insert Name and Title of the Officer

personally appeared CLIFFORD MCGUIRE
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____