

When recorded return to:
Mark Bibaeff, Trustee of The Mark Bibaeff Living
Trust dated March 14, 2012
75 Rankin Avenue
San Jose, CA 95110

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1111 Main Street, Suite 200
Vancouver, WA 98660

Escrow No.: 622-69911

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31598
DEC 22 2015
PAID 10,310.10
by deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

CL1417

THE GRANTOR(S) Rodney Roalsen and Julie Roalsen, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Mark Bibaeff, Trustee of The Mark Bibaeff Living Trust dated March 14, 2012

the following described real estate, situated in the County of Skamania, State of Washington:

LOT 2, OF THE DALINCO-MOORE SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS,
PAGE 207, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 01050522010200 Skamania County Assessor
Date 12-22-15 Parcel# 1-5-5-2-2-102
Zm

Dated: December 1, 2015

Rodney Roalsen

Julie Roalsen

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAMANIA

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

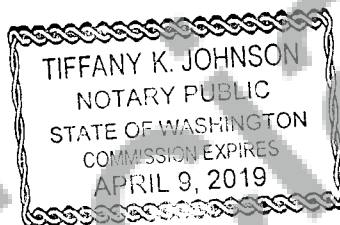
Dated: 12/2/15

Name: Tiffany Johnson

Notary Public in and for the State of WA

Residing at: Battle Ground

My appointment expires: 4/9/19



SPECIAL EXCEPTIONS:

1. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY CITY OF WASHOUGAL.
2. AS TO THE TIDELANDS: RESERVATION OF OILS, GASES, COAL, ORES, MINERALS AND FOSSILS, TOGETHER WITH RIGHT TO ENTER AND EXPLORE FOR SAME, ETC., WITH PROVISION FOR COMPENSATION FOR DAMAGES CAUSED BY THE EXERCISE OF SUCH RIGHT, ETC., MADE BY STATE OF WASHINGTON IN DEEDS, ONE (AS TO TIDELANDS ABOVE LINE OF MEAN LOW TIDE), DATED AND RECORDED IN VOLUME OF DEEDS, PAGE , AND ONE (AS TO TIDELANDS BELOW LINE OF MEAN LOW TIDE)
3. ANY QUESTION THAT MAY ARISE DUE TO THE CHANGE IN THE WATER LEVEL OF THE WASHOUGAL RIVER, OR ANY CHANGE IN THE SHORELINE OF SAID PREMISES, SUCH THAT THE LINE OF HIGH WATER HAS SHIFTED FROM ITS FORMER POSITION.
4. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR DRAINFIELD AND PIPELINE . (AFFECTS SAID PREMISES SHOWN ON PLAT)
5. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR PEDESTRIAN. (AFFECTS SAID PREMISES)
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION
PURPOSE: PIPELINE
RECORDED: February 10, 1956
AUDITOR'S FILE NO.: BOOK 41, PAGE 197
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
AUDITOR'S FILE NO.: 113527, BOOK 128, PAGE 686
8. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
9. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF THE WASHOUGAL RIVER.