

When recorded return to:

Mr. and Mrs. Marts Jeromanovs
215 NE 60th Avenue
Portland, OR 97213

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31683
FEB 11 2016

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S16-0029JA

PAID *2682.50*
cy deputy
SKAMANIA COUNTY TREASURER

Statutory Warranty Deed

THE GRANTOR Chilton Inc., A Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Marts Jeromanovs and Heidi M. Jeromanovs, husband and wife the following described real estate, situated in the County of Skamania, State of Washington

The North Half of the Northeast Quarter of Section 9, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS 7-17 OF THE PRELIMINARY TITLE REPORT DATED January 12th, 2016 FILE NUMBER S16-0029KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

** SUBJECT TO TERMS, CONDITIONS, RESERVATIONS AND EASEMENTS SHOWN ON EXHIBIT 'A'

Tax Parcel Number(s): 02-07-09-00-0100-00, 02-07-09-00-0100-06

Skamania County Assessor
Date *2-11-16* Parcel# *2-7-9-00-100-00*
2-7-9-00-100-06

Dated *2-9-16*

Chilton Inc., a Washington Corporation
Craig W. Chilton
By: Craig W. Chilton, President

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Craig W. Chilton is the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the President of Chilton Inc., a Washington Corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: FEB 9TH, 2016
[Signature]
Notary Public in and for the State of Washington
Residing at Sevenson, WA
My appointment expires: DEC 09, 2018

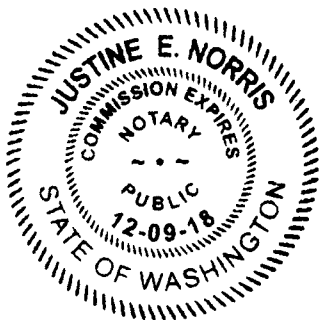


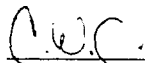
Exhibit 'A'

- a. RESERVING UNTO GRANTOR, and Grantor's successors and assigns, a 60' permanent easement for ingress, egress and utilities over the real property conveyed hereby, with the easement 30' on either side of the centerline which is the centerline of the existing roadway in the location existing as of the date of this deed, the approximate location of which is shown on the attached map labeled "Exhibit B," and which centerline shall also be extended along a roadway to be constructed within the North 200' of the West 200' of the property conveyed hereby. The purpose of the easement shall include, but not be limited to, allowing grantor access to Parcel #02070400050000 (located Immediately North of the real property conveyed hereby) for the purpose of removing forest products and facilitating future development of said Parcel #0207040050000. At least 15 days prior to the initial use of the easement reserved hereby for any purpose, Grantor, and/or Grantor's successors and assigns, shall notify Grantee of Grantee's successors of such intended use, with such notification provided in writing and either hand-delivered or by regular mail to the address shown on County Records. Said easement is to run with the land for the benefit of subsequent owners of said Parcel #02070400050000. Should Grantor, and/or Grantor's successors or assigns, damage the roadway beyond ordinary wear and tear, such damage shall be repaired by said party causing such damage. At the conclusion of removal of forest products by Grantor or and/or Grantor's successors and assigns, the roadway shall be restored to a condition as reasonably close as possible to that condition which existed at the beginning of such forest product removal. Should continuing shared use of the roadway continue beyond the period of forest product removal, the owners of Parcel #02070400050000 and Parcel #02070400050000 shall cause a Road Maintenance Agreement to be executed and recorded which allocated the maintenance expense reasonably and fairly between users of the roadway.
- b. Grantor reserves all rights to any and all rock sources located within and upon the real property conveyed hereby for the purpose of improving or constructing any new roads located or to be located within Parcels #02070900010000 and #02070400050000. This includes both "Pit Run" and "Crushed" rock sources.
- c. In the event any monies are received by Grantee, or by Grantee's successors and/or assigns, paid by any party to acquire easement rights over the easement reserved hereby, such monies shall be paid immediately upon receipt by payee to Grantor.
- d. In the event Grantor does not acquire fee title to Parcel #02070400050000 within 2 years of the recording of the Deed from Grantor to Grantee of Parcel #02070900010000, the provisions "a" and "b" above shall become null and void. Provision "c" shall remain in effect, but shall expire 10 years after the recording of the Deed from Grantor to Grantee"


Buyer
Buyer
Seller

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