


When recorded return to:
Forrest Costales and Tanya Costales
122 Sportsman Road
Washougal, WA 98671

Filed for record at the request of:
 **Fidelity National Title**
COMPANY OF WASHINGTON, INC.
3250 SE 164th Ave., STE 201
Vancouver, WA 98683

Escrow No.: 612831821A

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary T. Mimnaugh and Rebecca Mimnaugh, husband and wife and Michael McCallum and Gretchen McCallum, husband and wife

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

in hand paid, conveys, and warrants to Forrest Costales and Tanya Costales, husband and wife

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

Abbreviated Legal: Section 06, Township 01 North, Range 05 East, WM

Tax Parcel Number(s): 01050610060000

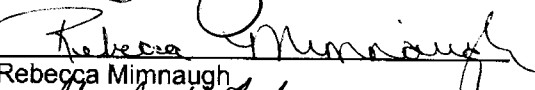
Subject to:

1. See Attached Exhibit A pg 3

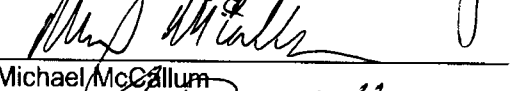
Dated: February 11, 2016



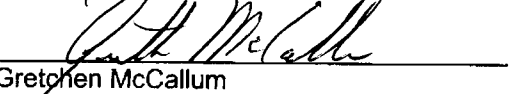
Gary T. Mimnaugh



Rebecca Mimnaugh



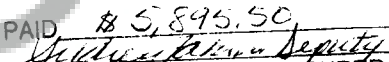
Michael McCallum



Gretchen McCallum

Skamania County Assessor
Date 2-22-16 Parcel# 1-5-6-1-0-600

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31688
FEB 22 2016

PAID \$ 5,895.50


SKAMANIA COUNTY TREASURER

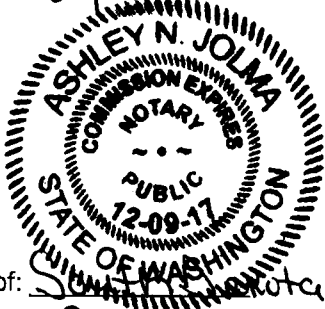
STATUTORY WARRANTY DEED
(continued)

State of: WA

County of: CLALLAM

I certify that I know or have satisfactory evidence that Gary T. Mimnaugh and Rebecca Mimnaugh 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: 2/17/2016



Ashley N. Jolma
Name: Ashley N. Jolma
Notary Public in and for the State of WA
Residing at: Battle Ground
My appointment expires: 12/09/2017

State of: South Dakota

County of: Pennington

I certify that I know or have satisfactory evidence that Michael McCallum is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-11-2016

Stephanie Hurley
Name: Stephanie Hurley
Notary Public in and for the State of South Dakota
Residing at: Rapid City, SD
My appointment expires: 5-3-2018

State of: WA

County of: CLALLAM

I certify that I know or have satisfactory evidence that Gretchen McCallum is the person who appeared before me, and said person 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: 2/17/2016

Ashley N. Jolma
Name: Ashley N. Jolma
Notary Public in and for the State of WA
Residing at: Battle Ground
My appointment expires: 12/09/2017



STATUTORY WARRANTY DEED
(continued)

Exhibit "A"

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF THE STATE HIGHWAY AT THE LOW WATER MARK ON THE EAST BANK OF THE WASHOUGAL RIVER, WHICH POINT IS SOUTH 89°31' WEST 122.77 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 165.40 FEET AND WEST 429.09 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED AND WHICH POINT IS MARKED BY AN IRON BAR; THENCE WESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 150 FEET BEARING SOUTH 07°07' WEST 12.96 FEET THROUGH A CENTRAL ANGLE OF 04°57'07"; THENCE NORTH 87° WEST 52.39 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50 FEET; BEARING NORTH 03° EAST 27.05 FEET THROUGH A CENTRAL ANGLE OF 31°; THENCE NORTH 56° EAST 55.05 FEET; THENCE NORTH 11°25' EAST 117.01 FEET TO THE LOW WATER LINE OF THE WASHOUGAL RIVER; THENCE ALONG SAID LOW WATER LINE SOUTH 87°26' EAST 120 FEET; THENCE SOUTH 02°34' WEST 152.73 FEET TO THE INITIAL POINT.

Skamania County Assessor

Date 2-22-16 Parcel# 1-5-6-1-0-600

J.M.

STATUTORY WARRANTY DEED
(continued)

Exhibit "A" continued

Subject to:

Taxes and Assessments as they become due and payable.

MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 3, PAGE 1.

RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE WASHOUGAL RIVER.

ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.

Unofficial Copy