

**When recorded return to:**

Jennifer L. Perez-Nelson, a married woman as her  
separate estate  
401 Dale Road  
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave., STE 201  
Vancouver, WA 98683

Escrow No.: 612835895

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard J. Duquette and Jana L. Whitworth, 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 Jennifer L. Perez-Nelson, a married woman as her separate  
estate

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

ALL LAND SITUATED WEST OF THE NORTH FORK (ALSO KNOWN AS THE WEST FORK) OF  
THE WASHOUGAL RIVER IN THE WEST HALF OF THE NORTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN,  
SKAMANIA COUNTY, WASHINGTON

EXCEPT THEREFROM THE NORTH 1,423 FEET;

ALSO EXCEPTING THEREFROM THE SOUTH 138.75 FEET.

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

Skamania County Assessor  
Date: 4-25-16 Parcel# 2-5-21-408

Tax Parcel Number(s): 02 05 29 0 0 0408 00 *(D)*

Subject to:

- 1. See attached Exhibit A

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
31788  
APR 25 2016

Dated: April 8, 2016

PAID 167,663.47  
*(Signature)*  
SKAMANIA COUNTY TREASURER

*(Signature)*  
Richard J. Duquette

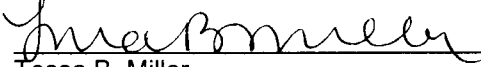
*(Signature)*  
Jana L. Whitworth

**STATUTORY WARRANTY DEED**  
(continued)

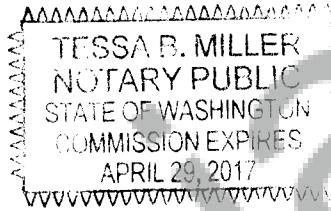
State of WASHINGTON  
County of Clark

I certify that I know or have satisfactory evidence that Richard J. Duquette and Jana L. Whitworth 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: April 8, 2016



Tessa B. Miller  
Notary Public in and for the State of Washington  
Residing at: Battle Ground, WA  
My appointment expires: April 29, 2017



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**STATUTORY WARRANTY DEED**

(continued)

"EXHIBIT A"

- 3. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF WASHOUGAL.
- 4. MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 3, PAGE 167.
- 5. MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 3, PAGES 416 AND 417.
- 6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 BETWEEN: SKYE TREE FARM ESTATES AND FRANK DOHERTY, ETAL,  
 DUNOH, JERRY, CAM MYER, KEVIN JOECKEL, JOHN ELLIS AND  
 LISA JOECKEL  
 REGARDING: ROAD EASEMENT DEED AND AGREEMENT  
 RECORDED: June 19, 2002  
 AUDITOR'S FILE NO.: 145025, BOOK 225, PAGE 504  
 SAID AGREEMENT HAS BEEN MODIFIED BY INSTRUMENT;  
 AUDITOR'S FILE NO.: 145622, BOOK 228, PAGE 45 AND 145095, BOOK 225, PAGE 771
- 7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 BETWEEN: FRANK DOHERTY AND FRANK DOHERTY  
 REGARDING: ROAD EASEMENT DEED AND AGREEMENT  
 RECORDED: June 19, 2002  
 AUDITOR'S FILE NO.: 145026, BOOK 225, PAGE 537  
 SAID AGREEMENT HAS BEEN MODIFIED BY INSTRUMENT;  
 AUDITOR'S FILE NO.: 145623, BOOK 228, PAGE 62 AND 145095, BOOK 225, PAGE 771
- 8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
 AUDITOR'S FILE NO.: 144437, BOOK 223, PAGE 374  
 SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY  
 INSTRUMENT;  
 AUDITOR'S FILE NO.: 144438, BOOK 223, PAGE 398 AND 145748, BOOK 228, PAGE 543
- 9. RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:  
 RECORDED: 3rd day of April, 2001  
 AUDITOR'S FILE NO.: BOOK 208, PAGE 284  
 RESERVING: RIGHTS TO ERECT A DAM RAISING THE LEVEL OF THE  
 RIVER TO WHATEVER HEIGHT WOULD BE NECESSARY
- 10. CONDITIONAL USE PERMIT APPLICATION NO. CUP 02 05 AND THE TERMS AND  
 CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. BOOK 23, PAGE 376.
- 11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 REGARDING: ROAD MAINTENANCE  
 RECORDED: July 17, 2007  
 AUDITOR'S FILE NO.: 2007166904
- 12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 GRANTEE: KEVIN RUGE AND AMY RUGE, HUSBAND AND WIFE, NANCY  
 SPARKS CRESSWELL, A MARRIED WOMAN AS HER  
 SEPARATE ESTATE, ANDREW CROWTHER AND MARLENE  
 DIETRICH, HUSBAND AND WIFE  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 RECORDED: September 20, 2007  
 AUDITOR'S FILE NO.: 2007167758  
 AREA AFFECTED: SAID PREMISES
- 13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 GRANTEE: MICHAEL C. COLLINS AND DEBORAH L. COLLINS, HUSBAND  
 WIFE  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 RECORDED: September 20, 2007  
 AUDITOR'S FILE NO.: 2007167757  
 AREA AFFECTED: SAID PREMISES
- 14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 GRANTEE: RICHARD J. DUQUETTE AND JANA L. WHITWORTH, HUSBAND  
 AND WIFE  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 RECORDED: September 20, 2007  
 AUDITOR'S FILE NO.: 2007167760  
 AREA AFFECTED: SAID PREMISES

**STATUTORY WARRANTY DEED**

(continued)

"EXHIBIT A"

15. **FINAL ORDER APPROVING A CONDITIONAL USE PERMIT APPLICATION NO. CU-06-04 AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2008170474.**
16. **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.**
17. **ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE NORTH FORK OF THE WASHOUGAL RIVER IF SAID RIVER IS NAVIGABLE.**
18. **ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE NORTH FORK OF THE WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.**

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