

**AFTER RECORDING MAIL TO:**  
David Ernest Gates Jr. and Michelle Renee Gates  
1736 N 15th Street  
Washougal, WA 98671

**Statutory Warranty Deed  
(FULFILLMENT)**

00131190 SP

THE GRANTOR, LED LLC, a Washington Limited Liability Company, for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to, David Ernest Gates Jr. and Michelle Renee Gates, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
N/A  
MAY 10 2016  
PAID *See ledger dtd 8/23/10*  
*by deputy*  
SKAMANIA COUNTY TREASURER

Tax Parcel Number(s): 02 05 31 2 0 1200 00

Abbreviated Legal: Lot(s) 4, of MALONEY SP

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 19, 2010, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale or stamped exempt on August 23, 2010, Rec. No. 28728.

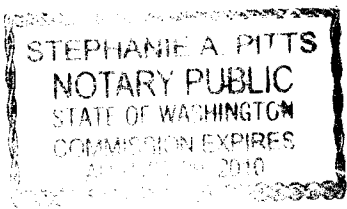
Dated this 19th day of August, 2010.

  
LED LLC  
by: Robert R Espeland, Manager

STATE OF WASHINGTON     }  
COUNTY OF CLARK        ss

I certify that I know or have satisfactory evidence that Robert R Espeland is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Manager of LED LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-19-10




  
Stephanie Pitts  
Notary Public in and for the State of Washington  
Residing in Vancouver  
My appointment expires: 8-29-10

Exhibit A

Lot 4 of the MALONEY SHORT PLATas recorded under Auditor FILE No. 2006160363, records of Skamania County Auditor.

ALSO that portion of Lot 3 of the MALONEY SHORT PLAT described as follows:

BEGINNING at the Northwest corner of said Lot 3; thence North  $89^{\circ}43'50''$  East along the North line of said Lot 3 for a distance of 130.00 feet; thence South  $01^{\circ}57'06''$  West, parallel with the East line of said Lot 3 for a distance of 327.10 feet to the South line of said Lot 3; thence South  $89^{\circ}30'26''$  West, along said South line, 28.77 feet to the South right of way line of the Washougal River Road; thence North  $59^{\circ}58'28''$  West, along said South line and said South line right of way line, 85.52 feet; thence continuing along said South line and said South right of way line, North  $30^{\circ}01'32''$  East, 5.00 feet; thence North  $65^{\circ}54'47''$  West, 31.00 feet to the West line of said Lot 3; thence leaving said South line and said South right of way line, North  $02^{\circ}05'39''$  East, along said West line, 266.95 feet to the Point of Beginning.

Skamania County Assessor

Date 8/23/10 Parcel# 2-5-31-2-1200

5/18/16 2-5-31-2-1200

Unofficial Copy