

When recorded return to:

Mr. and Mrs. Christopher S Combs  
19215 SE 34th, Ste 106 #305  
Camas, WA 98607

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S16-0191JA

Statutory Warranty Deed

THE GRANTOR Austin Samuel Risjord, Successor Trustee of the Sylvia E. Risjord Trust dated October 26, 1998 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Christopher S Combs and Ginny A Combs, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: E ½ Lot 8 & S 20' Lot 9 Blk 1 1<sup>st</sup> ADDN TO HILL CREST Bk A/Pg 97 Lot 3 Blk 6 2<sup>nd</sup> ADDN TO HILL CREST Bk A/Pg 100

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12,13,14,15,17,18 OF THE PRELIMINARY TITLE REPORT DATED MAY 11, 2016 FILE NUMBER S16-0191KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-75-36-2-3-0200-00, 03-75-36-3-2-3500-00

Skamania County Assessor  
Date 6-13-16 Parcel# 3-75-36-2-3-200  
3-75-36-3-2-3500  
211

Dated June 13-16

The Sylvia E. Risjord Trust dated October 26, 1998

Austin Samuel Risjord  
By: Austin Samuel Risjord, successor trustee

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
21884  
JUN 14 2016

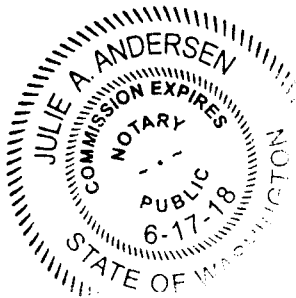
STATE OF Washington  
COUNTY OF Skamania SS:

PAID \$ 770.00  
Julie A. Anderson  
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Austin Samuel Risjord is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Successor Trustee of The Sylvia E. Risjord Trust dated October 26, 1998 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: June 13, 2016

Julie A. Anderson  
Notary Public in and for the State of Washington  
Residing at Carson, Washington  
My appointment expires: June 17, 2018



## EXHIBIT A

PARCEL I: 03-75-36-3-2-3500-00

The East Half of Lot 8 and the South 20 feet of Lot 9, Block 1, FIRST ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book A of Plats, Page 97, County of Skamania, State of Washington.

PARCEL II: 03-75-36-2-3-0200-00

Lot 3, Block 6, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book A of Plats, Page 100, County of Skamania, State of Washington.

EXCEPTING THEREFROM that portion as described in Deed recorded July 21, 2015 Skamania County Auditory File No. 2015001480, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence along the South line of said lot, North 89°08'20" West, a distance of 13.35 feet to a 1/2" iron rod with yellow plastic cap marked "WYEAST PLS 29288" thence North 23°48'51" East, a distance of 4.00 feet to a similar iron rod; thence South 89°20'16" East, a distance of 10.36 feet to a similar iron rod on the East line of said Lot 3; thence along said East line, South 20°11'22" East, a distance of 3.98 feet to the point of beginning.

Skamania County Assessor  
Date 6-13-16 Parcel# 3-75-36-3-2-3500-00  
3-75-36-2-3-200-00  
xm