

AFTER RECORDING MAIL TO:

Laurel Shepard and John Kvale  
~~3731 Canyon Creek Rd~~ 8624 NE Boehmer St  
~~Washougal, WA 98671~~ Portland, OR 97220

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

### STATUTORY WARRANTY DEED

File No: **4283-2736067 (SMO)**

Date: **November 17, 2016**

Grantor(s): **Charles A. Hutchins and Kari Hutchins**

Grantee(s): **Laurel Shepard and John Kvale**

Abbreviated Legal: **Ptn. Sec 5, T1N, R5E W.M.**

Additional Legal on page:

Assessor's Tax Parcel No(s): ~~01050500201000~~

01-05-05-00020100 + 01-05-05-00020106

**THE GRANTOR(S)** Charles A. Hutchins and Kari Hutchins, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Laurel Shepard and John Kvale, wife and husband**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skamania, State of Washington, described as follows:

**For legal description, please see Exhibit "A" and by this reference made a part hereto**

**Subject To:** This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Charles A. Hutchins  
Charles A. Hutchins

Kari Hutchins  
Kari Hutchins

Skamania County Assessor  
Date 11/23/16 Parcel# 155-201 + 06

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32256  
NOV 23 2016

PAID \$ 4,732.70  
Michelle K. Smith  
SKAMANIA COUNTY TREASURER

APN: 01050500201060

Statutory Warranty Deed  
- continued

File No.: 4283-2736067 (SMO)

STATE OF OHIO )  
COUNTY OF FULTON )-ss  
)

I certify that I know or have satisfactory evidence that **Charles A. Hutchins and Karl Hutchins**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

11/19/2016

*Ricky E Sandlin*  
Ricky E Sandlin  
Notary Public in and for the State of OHIO  
Residing at: Lucas County  
My appointment expires: 3-1-21



RICKY E. SANDLIN  
Notary Public - State of Ohio  
My Commission Expires 03-01-2021

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Skamania, State of Washington, described as follows:

A portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 1 inch iron pipe with brass cap marking the West Quarter corner of Section 5, as shown in Book 3 of Surveys at page 73, Skamania County Auditor's Records; thence South  $89^{\circ}14'29''$  East, along the South line of the Northwest Quarter of Section 5 as shown in Book 3 of Surveys at page 173, a distance of 730.00 feet to the TRUE POINT OF BEGINNING; thence North  $01^{\circ}17'59''$  East, 1186.36 feet to the Southerly right-of-way line of Canyon Creek County Road; thence, South  $61^{\circ}37'35''$  East, along the Southerly right-of-way line of Canyon Creek County Road, 520.33 feet; thence along the arc of a 985.00 foot radius curve to the left, through a central angle of  $6^{\circ}34'52''$ , for an arc distance of 113.14 feet; thence leaving the Southerly right-of-way line of Canyon Creek County Road, South  $01^{\circ}39'15''$  West, 334.60 feet; thence South  $89^{\circ}14'29''$  East, 460.00 feet; thence South  $34^{\circ}19'14''$  East, 371.46 feet to the West line of the "Skamania County tract" as described in Book "Y" of Deeds, at Page 562, Skamania County Auditor's Records; thence South  $01^{\circ}15'37''$  West, 260.00 feet to a 1/2 inch iron rod (Survey 3-173) at the Southwest corner of the "Skamania County tract" (said point being on the South line of the Northwest Quarter of Section 5); thence North  $89^{\circ}14'29''$  West, along the South line of the Northwest Quarter of Section 5, for a distance of 1241.28 feet to the TRUE POINT OF BEGINNING.

EXCEPT County Roads.

Skamania County Assessor  
Date 11/23/14 Parcel# 1-5-5-01 + 20106  
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