

When recorded return to:
Anthony J. Sollars and Maria P. Meza, husband
and wife
11 Tree-ific Drive West
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

500 E. Broadway, #425
Vancouver, WA 98660

Escrow No.: 612836860

STATUTORY WARRANTY DEED

CL3854
THE GRANTOR(S) Jay Ellis and Kathy Ellis, 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 Anthony J. Sollars and Maria P. Meza, 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

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

NW 1/4 Sec 34, T2N, R5E Wm

Tax Parcel Number(s): *02 05 34 2013 00 00* *(SW)*

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 14, 2016

Jay Ellis

Jay Ellis

Kathy Ellis

Kathy Ellis

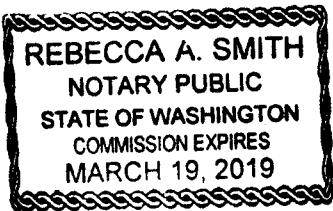
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32248
DEC - 1 2016

PAID *\$6,966.50*
Audrey J. Kinn Deputy
SKAMANIA COUNTY TREASURER

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Jay Ellis and Kathy Ellis 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: *11/16/2016*



Rebecca A. Smith

Rebecca A. Smith
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: March 19, 2019

PARCEL I

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

**BEGINNING AT A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AS SHOWN IN BOOK 3, PAGE 133 OF SURVEYS, RECORDED IN SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 01°09'11" WEST ALONG THE WEST LINE OF SECTION 34, 2,399.70 FEET TO A POINT AT THE CENTER LINE OF THE WASHOUGAL RIVER, AS SHOWN IN SAID SURVEY;
THENCE NORTH 78°13'55" EAST 150.82 FEET ALONG SAID CENTERLINE, AS SHOWN IN SAID SURVEY;
THENCE NORTH 77°04'00" EAST 72.89 FEET ALONG SAID CENTERLINE, AS SHOWN IN SAID SURVEY;
THENCE NORTH 01°09'11" EAST, 425.80 FEET TO A 1" IRON PIPE SET IN SAID SURVEY;
THENCE NORTH 75°08'26" EAST 209.62 FEET TO A 1" IRON PIPE SET IN SAID SURVEY;
THENCE NORTH 79°54'02" EAST 108.99 FEET TO A 1" IRON PIPE, AS SET IN SAID SURVEY;
THENCE NORTH 82°26'55" EAST 103.82 FEET TO A 1" IRON PIPE, AS SET IN SAID SURVEY;
THENCE NORTH 82°26'55" EAST 58.29 FEET TO A 1" IRON PIPE, AS SET IN SAID SURVEY;
THENCE NORTH 82°26'55" EAST 45.52 FEET TO A 1" IRON PIPE, AS SET IN SAID SURVEY;
THENCE NORTH 85°12'07" EAST 201.36 FEET TO A 1" IRON PIPE, AS SET IN SAID SURVEY;
THENCE NORTH 85°12'07" EAST 53.29 FEET TO A 1" IRON PIPE, AS SET PURSUANT TO THIS AGREEMENT, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 01°09'11" WEST 143.32 FEET, MORE OR LESS, TO A 1" IRON PIPE AS SET PURSUANT TO THIS AGREEMENT, AND BEING A POINT 47.05 FEET HORIZONTAL TO AND WESTERLY OF THE 1/2" IRON PIPE, AND AS SHOWN IN BOOK 3, PAGE 133 OF SURVEYS,**

**RECORDED IN SKAMANIA COUNTY, WASHINGTON;
THENCE SOUTH 01°09'11" WEST 150 FEET, MORE OR LESS, TO A 1" IRON PIPE, AS SET PURSUANT TO THIS AGREEMENT; THENCE SOUTH 01°09'11" WEST 128.38 FEET, MORE OR LESS TO A POINT AT THE CENTERLINE OF THE WASHOUGAL RIVER, AS SHOWN IN SAID SURVEY;
THENCE SOUTH 80°15'15" WEST 53.29 FEET TO THE SOUTHEAST CORNER OF THE HAYS TRACT AS RECORDED IN BOOK 136, PAGE 632;
THENCE NORTH 01°09'11" EAST ALONG SAID EAST LINE OF HAYS TRACT 426.12 FEET, MORE OR LESS, TO THE NORTH LINE OF THE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 145, PAGE 939, ALSO AS DISCLOSED BY SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 133;
THENCE NORTH 85°12'07" EAST 53.29 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL II

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 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 WEST BOUNDARY LINE OF SAID SECTION 34, WHERE SAID BOUNDARY LINE INTERSECTS WITH THE CENTER OF THE CHANNEL OF THE WASHOUGAL RIVER;
THENCE EASTERLY FOLLOWING THE CENTER OF THE CHANNEL OF RIVER TO A POINT 800 FEET EAST OF THE WEST BOUNDARY LINE OF SAID SECTION 34, WHICH LAST MENTIONED POINT IS THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH PARALLEL WITH THE WEST BOUNDARY LINE SAID SECTION 34, A DISTANCE OF 426.63 FEET, MORE OR LESS, TO THE NORTH LINE OF THE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 145, PAGE 939, ALSO AS DISCLOSED BY SURVEY RECORDED IN BOOK 3**

OF SURVEYS, PAGE 133; AND WHICH SAID POINT IS 800 FEET EAST OF THE WEST BOUNDARY LINE OF SECTION 34;
THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE 100.88 FEET, MORE OR LESS, TO A POINT 900 FEET EAST OF THE WEST BOUNDARY LINE OF SAID SECTION 34;
THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY LINE OF SECTION 34, A DISTANCE OF 426.12 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF THE WASHOUGAL RIVER AND WHICH SAID POINT IS 900 FEET EAST OF THE WEST BOUNDARY OF SECTION 34;
THENCE WESTERLY FOLLOWING THE CENTER OF THE CHANNEL OF SAID WASHOUGAL RIVER 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO AS SHOWN BY SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 133.

Skamania County Assessor
Date 12-1-16 Page # 2-5-342-1300
[Signature]

EXHIBIT "A"
Legal Description

Unofficial
Copy

EXHIBIT "B"**Exceptions**

1. Taxes and Assessments as they become due and payable.
2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: ROAD
 AUDITOR'S FILE NO.: BOOK 27, PAGE 91
 AREA AFFECTED: SAID PREMISES
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY,
 INCLUDING JOINT USERS
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
 AUDITOR'S FILE NO.: BOOK 63, PAGE 420
 AREA AFFECTED: SAID PREMISES
 RECORDED: October 26, 1971
4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 REGARDING: BOUNDARY LINE AGREEMENT
 AUDITOR'S FILE NO.: BOOK 145, PAGE 939
5. COVENANTS, CONDITION AND RESTRICTIONS AS IMPOSED BY INSTRUMENT
 RECORDED UNDER AUDITOR'S FILE NO. 30300.
6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: ADJOINING PROPERTY OWNERS AND
 REGARDING: BOUNDARY LINE
 RECORDED: May 06, 1965
 AUDITOR'S FILE NO.: BOOK 54, PAGE 264
7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: ADJOINING PROPERTY OWNERS AND
 REGARDING: BOUNDARY LINE
 RECORDED: April 29, 1965
 AUDITOR'S FILE NO.: BOOK 54, PAGE 268
8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY,
 INCLUDING JOINT USERS
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
 AUDITOR'S FILE NO.: 74062, BOOK 63, PAGE 420
 AREA AFFECTED: SAID PREMISES
 RECORDED: October 21, 1971
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: DORIS LINDSY AND DONALD M. GOODE AND JENNIE K.
 GOODE
 PURPOSE: WATER LINE
 AUDITOR'S FILE NO.: 35488
 AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
 RECORDED: May 19, 1946
10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: MARSHALL C. HAYS AND MARIAN E. HAYS, HUSBAND
 AND WIFE AND DONALD N. MORRISON AND MARY G. MORRISON, HUSBAND AND
 WIFE, AND STEVE BUHALY AND KAREN ORCUTT BUHALY, HUSBAND AND WIFE
 REGARDING: DEED OF INTEREST IN WELL
 AUDITOR'S FILE NO.: 116187 BOOK 135, PAGE 152
 RECORDED: May 07, 1993
11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 REGARDING: BOUNDARY LINE AGREEMENT
 RECORDED: June 01, 1998
 AUDITOR'S FILE NO.: BOOK 177, PAGE 771
12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 REGARDING: ROAD MAINTENANCE AGREEMENT AND EASEMENT

EXHIBIT "B"

Exceptions
(continued)

AGREEMENT
RECORDED: November 08, 2002
AUDITOR'S FILE NO.: BOOK 231, PAGES 950 AND 958

13. MATTERS SET FORTH BY SURVEY:
BOOK/PAGE OF : 3 / 133
SURVEYS:

14. MATTERS SET FORTH BY SURVEY:
BOOK/PAGE OF : 3 / 166
SURVEYS:

Unofficial
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