

When recorded return to:

Mr. and Mrs. Chris McNealy
81 Dubalson Road
Washougal WA 98671

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S16-0581JA

Statutory Warranty Deed

THE GRANTOR Duane Knutson as his separate estate, Steve Knutson as his separate estate, and Janine Hobson as her separate estate, each as tenants in common as to an undivided one-third interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Chris McNealy and Andrea McNealy, husband and wife the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal:
Ptn. Sec. 30, T2N, R5E W.M., in the City of Washougal, of Skamania County, in the State of Washington.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7-11 OF THE PRELIMINARY TITLE REPORT DATED January 6, 2017 FILE NUMBER S16-0581KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-05-30-0-0-0105-00 *(initials)*

Dated 1-16-2017

Janine Hobson
Janine Hobson

Steven Knutson
Steven Knutson

Duane Knutson
Duane Knutson

Notary Public
State of Washington
BK Lindstrom
Commission Expires 01-08-19

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32357
JAN 19 2017

PAID 8,765.00
Audrey Ann Deputy
TREASURER

STATE OF Washington }
COUNTY OF Skamania } SS:

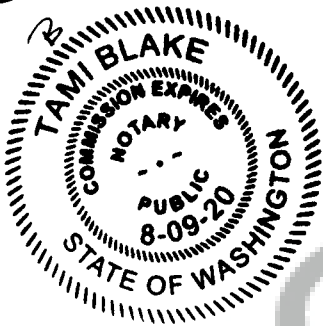
I certify that I know or have satisfactory evidence that **Duane Knutson and Steve Knutson**

Are the persons who appeared before me, and said persons acknowledged that They signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 6, 2017

Tami Blake

Tami Blake
Notary Public in and for the State of Washington
Residing at Carson
My appointment expires: 08-09-2020

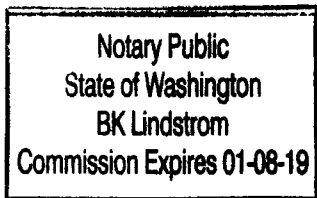


STATE OF Washington
COUNTY OF Skamania

I certify that I know or have satisfactory evidence that **Janine Knutson** is the persons who appeared before me, and said persons acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/16/2017

BK Lindstrom



Notary Public in and for the State of Washington
Residing at Camas, 3242 NE 3rd Ave
My appointment expires: 1/08/2019

EXHIBIT A

That tract of land located in the East Half of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridain, in the County of Skamania, State of Washington, being more particularly described as follows:

The East Half of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, EXCEPTING THEREFROM the following described property:

Commencing at the point of intersection of the line dividing the East Half and the West Half of the Northeast Quarter of Section 30 aforesaid with the South line of said Northeast Quarter; thence North along said division line 650 feet to the point of beginning; thence continuing North along said division line 200 feet to a point thence East at right angles to said division line 450 feet to a point; thence South at right angles to the last described line 200 feet to a point; thence West at right angles to the last described line 450 feet to the true point of beginning;

ALSO EXCEPTING THREFROM the following described real property:

Beginning at the Southwest corner of the East Half of the Northeast Quarter of Section 30; thence North $0^{\circ} 49' 4''$ East along the West line of the East Half of said Northeast Quarter a distance of 650 feet; thence South $89^{\circ} 10' 50''$ East a distance of 450 feet; thence North $0^{\circ} 49' 04''$ East a distance of 200 feet; thence South $89^{\circ} 10' 50''$ East a distance of 900.82 feet to the East line of said Northeast Quarter; thence South $1^{\circ} 20' 48''$ West along the East line of said Northeast Quarter, a distance of 841.62 feet to the Southeast corner of said Northeast Quarter; thence North $89^{\circ} 32' 24''$ West along the South line of said Northeast Quarter a distance of 1343.08 feet to the true point of beginning;

ALSO EXCEPTING THEREFROM the following described real property:

Commencing at the Southwest corner of the East Half of the Northeast Quarter of said Section 30 thence North $00^{\circ} 49' 04''$ East, 1536.26 feet along the West line of the East Half of said Northeast Quarter to the Point of Beginning; thence South $89^{\circ} 11' 21''$ East, 1357.15 feet to a point on the East line of the Northeast Quarter of said Section 30; thence South $01^{\circ} 20' 48''$ West, 686.49 feet, more or less, along said East line to a point being 841.63 feet North $01^{\circ} 20' 48''$ East fo the East Quarter corner of said Section 30; thence North $89^{\circ} 10' 50''$ West, 1350.82 feet to said West line of the East Half of the Northeast Quarter of Section 30; thence North $00^{\circ} 49' 04''$ East, 686.26 feet along said West line back to the Point of Beginning.

TOGETHER THEREWITH that tract of land located in the East Half of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Southwest corner of the East Half of the Northeast Quarter of said Section 30 thence North $00^{\circ} 49' 04''$ East, 1536.26 feet along the West line of the East Half of said Northeast Quarter to the Point of Beginning; thence South $89^{\circ} 11' 17''$ East, 952.10 feet to a point; thence South $00^{\circ} 50' 03''$ West, 686.40 feet to a point; thence North $89^{\circ} 10' 50''$ West, 951.91 feet; thence North $00^{\circ} 49' 04''$ East, 686.26 feet along said West line to the Point of Beginning.

ALSO EXCEPT that portion lying within public roads.

ALSO EXCEPT any portion conveyed to the United States of America for the Bonneville Power Administration.

Skamania County Assessor
Date 1-17-17 Parcel# 2-5-30-105 portion of 100