

When recorded return to:
Stonehaven Properties, LLC, an Oregon Limited
Liability Company
11582 Washougal River Road
Washougal, WA 98671

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave., STE 201
Vancouver, WA 98683

Escrow No.: 612841841

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

32469
MAR 15 2017

PAID

2300.⁰⁰

by deposit
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony G. Malella, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Stonehaven Properties, LLC, an Oregon Limited Liability
Company

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.)

SEC 33, T2N, R5EWM

Tax Parcel Number(s): 02 05 33 3 2 0290 00

Subject to:

SEE EXHIBIT "B"

Dated: March 14, 2017


Anthony G. Malella


Sheryl Malella

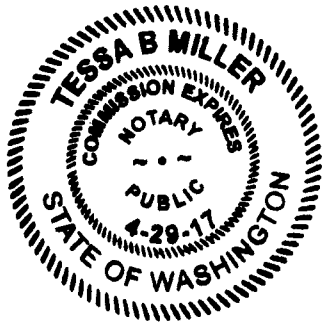
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Clark

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

Dated: March 14, 2017



A handwritten signature in cursive script, appearing to read "Tessa B. Miller", written over a horizontal line.

Tessa B. Miller
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: April 29, 2017

Unofficial Copy

Commitment No. : CL6736

EXHIBIT "A"

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE WEST ALONG THE CENTER LINE OF SECTION 33 A DISTANCE OF 250 FEET; THENCE NORTH A DISTANCE OF 250 FEET, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD KNOWN AS SALMON FALLS ROAD; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF SAID COUNTY ROAD TO INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33; THENCE SOUTH TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 THAT WAS CONVEYED TO ANTHONY G. MALELLA BY ORDER QUIETING TITLE ON MARCH 24, 2010 UNDER SUPERIOR COURT CASE NUMBER 01-2-00122-3.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE WEST ALONG THE CENTER LINE OF SAID SECTION 33 A DISTANCE OF 240 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE WEST ALONG SAID CENTER LINE 10 FEET; THENCE NORTH 250 FEET, MORE OR LESS TO THE CENTER OF THE COUNTY ROAD KNOWN AS SALMON FALLS ROAD; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD TO A POINT NORTH OF THE INITIAL POINT; THENCE SOUTH TO THE INITIAL POINT.

AND ALSO EXCEPT A RIGHT OF WAY FOR THE COUNTY ROAD KNOWN AND DESIGNATED AS THE SALMON FALLS ROAD AND WASHOUGAL RIVER ROAD.

ALSO EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE AND THE EASTERLY EXTENSION THEREOF, OF THAT TRACT CONVEYED TO WEST ONE TRUST COMPANY, CUSTODIAN FOR ROBERT G. DOLTON, IR ROLL OVER BY DEED RECORDED UNDER BOOK 129, PAGE 80, RECORDS OF SKAMANIA COUNTY.


Skamania County Assessor
Date 3-15-17 Parcel # 2-5-33-3-2-290


Exhibit "B"

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: September 04, 1940
AUDITOR'S FILE NO.: BOOK 28, PAGE 139
AREA AFFECTED: SAID PREMISES
2. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED IN BOOK 202, PAGE 764.
3. MATTERS SET FORTH BY SURVEY:
BOOK/PAGE OF 3 / 368
SURVEYS:
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ACCESS TO FISHING HOLE
RECORDED: March 18, 2004
SUPERIOR COURT 01-2-00122-3
CASE NO.:
AREA AFFECTED: PORTION OF SAID PREMISES
5. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
6. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.
7. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
8. RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE WASHOUGAL RIVER.

ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE WASHOUGAL RIVER IF SAID RIVER IS NAVIGABLE.