

When recorded return to:

City of Stevenson  
PO Box 371  
Stevenson, WA 98648

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S17-0056JA

Statutory Warranty Deed

THE GRANTOR Rock Cove, LLC, a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE City of Stevenson, a Washington Municipal Corporation the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal:  
Ptn. Sec2, T2N, R7E W.M., in the City of Stevenson, of Skamania County, in the State of Washington.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7, 8 and 9 OF THE PRELIMINARY TITLE REPORT DATED February 28, 2017 FILE NUMBER S17-0056KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-07-02-0-0-3100-00 (W)

Dated 3-20-17

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32482  
MAR 21 2017

Rock Cove LLC  
By: John Crumpacker, Manager

PAID \$5,819.00  
Erin L. Huseby Deputy  
SKAMANIA COUNTY TREASURER

oregon  
STATE OF WASHINGTON  
County of SKAMANIA  
Hood River

I certify that I know or have satisfactory evidence that JOHN CRUMPACKER is the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE IS authorized to execute the instrument and acknowledged it as the MANAGER of ROCK COVE LLC to the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 3/20/2017

Name (typed or printed): Erin L. Huseby

NOTARY PUBLIC in and for the State of Washington  
Residing at Erin L. Huseby Oregon Hood River  
My appointment expires: April 29, 2019



**EXHIBIT A****PARCEL I:**

A tract of land located in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the East line of the said Section 2, South 334.67 feet from the intersection of the North Line of the Baughman D.L.C. and the East Line of the said Section 2; thence South  $77^{\circ} 25'$  West 691.56 feet; thence South  $23^{\circ} 45'$  East 76.35 feet; thence South  $52^{\circ} 22'$  East 187.35 feet To The Point of Beginning; thence South  $52^{\circ} 22'$  East 68.35 feet; thence South  $21^{\circ} 08'$  East 471.95 feet to intersection with the division line between the Northeasterly and Southwesterly Halves of the Baughman D.L.C.; thence South  $64^{\circ} 10'$  East following the said division line 301.32 feet to intersection with the East line of the said Section 2; thence North following the East line of the said Section 2 to a point North  $77^{\circ} 25'$  East of the initial point; thence South  $77^{\circ} 25'$  West to the True Point of Beginning.

EXCEPT that portion conveyed to State and County for roads.

ALSO EXCEPT that portion conveyed to Columbia Gorge Interpretive Center, recorded in Book 120, Page 769. Also recorded in Book 134, Page 77.

ALSO EXCEPT that portion conveyed to Kenneth Wieman et al recorded in Auditor File Number 2006163854.

**PARCEL II:**

Beginning at a point on the East line of Section 2, Township 2 North, Range 7 East, Willamette Meridian, City of Stevenson, State of Washington, South  $00^{\circ} 01' 00''$  East 558.87 feet from the intersection of the Baughman D.L.C. and said East Line; thence South  $77^{\circ} 28' 32''$  West 251.19 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" and the True Point of Beginning; thence North  $82^{\circ} 57' 30''$  West 36.74 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873"; thence Westerly 27.32 feet along a curve to the left having a radius of 80.00 feet, a central angle of  $19^{\circ} 33' 58''$  and a chord of South  $87^{\circ} 15' 31''$  West 27.19 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873"; thence Southwesterly 27.32 feet along said curve having a radius of 80.00 feet, a central angle of  $19^{\circ} 33' 58''$  and a chord of South  $67^{\circ} 41' 33''$  West 27.19 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN"; thence North  $57^{\circ} 54' 34''$  West 36.74 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN" set the said original property line; thence North  $77^{\circ} 28' 32''$  East along said line 122.81 feet to the True Point of Beginning.

Skamania County Assessor  
Date 3-21-17 Parcel# 2-7-2-3100  
*(Signature)*