

When recorded return to:

William D. Emery and Amber K. Emery
3100 SE 168th Ave #312
Vancouver, WA 98683

STATUTORY WARRANTY DEED

CL6944

The Grantor, **Robert M. Coppedge and Anastasia D. Moro, husband and wife**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand pays, conveys, and warrants to **William D. Emery and Amber K. Emery, husband and wife**

the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"


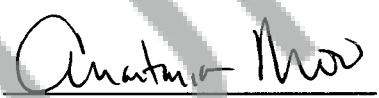
Abbreviated Legal: **PTN SECTIN 34, T2N, R6EW**
Tax Parcel Numbers(s): **02 06 34 0 0 1200 00,**


Skamania County Assessor
Date 4-19-17 Parcel# 02063400120000
Im 02063400120006

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: **4/3/2017**

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32535
APR 20 2017


Robert M. Coppedge

Anastasia D. Moro

PAID \$ 3,371.00

SKAMANIA COUNTY TREASURER

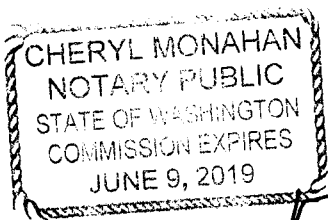
STATE OF **Washington**

} ss.

COUNTY OF **Clark**

I certify that I know or have satisfactory evidence that **Robert M. Coppedge and Anastasia D. Moro** is/are the person who appeared before me, and said person 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: **April 18**, 2017



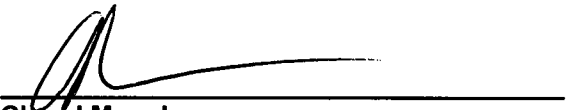

Cheryl Monahan
Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: 06-09-2017

EXHIBIT "A"

PARCEL I

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 88°31'23" WEST 1332.71 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°48'41" WEST 780.45 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTH LINE OF DUNCAN CREEK ROAD; THENCE ALONG SAID NORTH LINE OF DUNCAN CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:

ALONG A 357.50 FOOT RADIUS CURVE TO THE LEFT 153.85 FEET, THE LONG CHORD WHICH BEARS NORTH 79°20'40" EAST 152.67; THENCE ALONG A 376.54 FOOT RADIUS CURVE TO THE RIGHT 226.70 FEET, THE LONG CHORD WHICH BEARS NORTH 84°15'48" EAST 223.29 FEET; THENCE SOUTH 78°29'20" EAST 125.55 FEET; THENCE ALONG A 205.39 FOOT RADIUS CURVE TO THE RIGHT 114.53 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 62°30'51" EAST 113.05 FEET; THENCE SOUTH 46°32'23" EAST 126.27 FEET; THENCE SOUTH 49°52'17" EAST 31.89 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING DRIVEWAY; THENCE ALONG THE CENTERLINE OF SAID EXISTING DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°53'42" EAST 16.06 FEET; THENCE ALONG A 32.06 FOOT RADIUS CURVE TO THE RIGHT 32.39 FEET, THE LONG CHORD WHICH BEAR NORTH 71°50'43" EAST 31.03 FEET; THENCE SOUTH 79°12'17" EAST 39.78 FEET; THENCE ALONG A 88.44 FOOT RADIUS CURVE TO THE LEFT 251.70 FEET, THE LONG CHORD WHICH BEARS NORTH 19°15'27" EAST 174.94 FEET; THENCE LEAVING SAID CENTERLINE NORTH 26°32'28" EAST 371.99 FEET; THENCE NORTH 78°36'59" EAST 763.41 FEET TO THE CENTERLINE OF NIELSON ROAD (FORMERLY KNOWN AS DUNCAN CREEK ROAD); THENCE NORTHWESTERLY, ALONG SAID CENTERLINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 88°31'23" WEST 289.98 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

PARCEL II

TOGETHER WITH:

A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING 30.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01°05'10" WEST 891.93 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°54'50" WEST 614.95 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING PRIVATE DRIVEWAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED CENTERLINE; THENCE ALONG THE CENTERLINE OF SAID EXISTING PRIVATE DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°53'42" EAST 16.06 FEET; THENCE ALONG A 32.06 FOOT RADIUS CURVE TO THE RIGHT 32.39 FEET, THE LONG CHORD OF WHICH BEARS NORTH 71°50'43" EAST 31.03 FEET; THENCE SOUTH 79°12'17" EAST 39.78 FEET; THENCE ALONG A 88.44 FOOT RADIUS CURVE TO THE LEFT 251.70 FEET, THE LONG CHORD WHICH BEARS NORTH 19°15'27" EAST 174.94 FEET TO THE TERMINUS POINT OF THIS DESCRIBED CENTERLINE.

Skamania County Assessor
Date 7-19-17 Parcel# 02063400120000
02063400120006
Ym