

When recorded return to:

Jerry D. Leonard and Mary Ann Leonard
PO Box 431
Camas, WA 98607

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1111 Main Street, Suite 200
Vancouver, WA 98660

Escrow No.: 622-82965

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

32570
MAY 10 2017

PAID

3,063.47

SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

CL6659

THE GRANTOR(S) La Barre Road Investments, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Jerry D. Leonard and Mary Ann Leonard, 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.)

S28 T2N R5E WM

Tax Parcel Number(s): 02 05 00 00 7901 00

Subject to: See exhibit "B" attached and made a


Dated: April 20, 2017

Part here of on page 3

La Barre Road Investments, LLC

BY: 


Nick Redinger
Member

BY: 

Timothy Homola
Member

BY: 

Daniel Homola
Member

BY: 

Brian Homola
Member

STATUTORY WARRANTY DEED

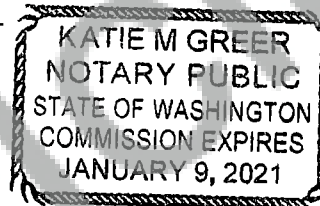
(continued)

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Nick Redinger, Timothy Homola, Daniel Homola and Brian Homola are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member, Member, Member and Member, respectively, of La Barre Road Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/25/17

Katie Greer
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: January 9, 2021



Commitment No. CL6659

EXHIBIT "A"

BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE WITH SKAMANIA COUNTY BRASS CAP, MARKING THE CENTER
OF SECTION 28 AS SHOWN IN BOOK 2 OF SURVEYS, PAGE 212, SKAMANIA COUNTY AUDITOR'S
RECORDS;

THENCE SOUTH 88°19'10" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 28, FOR A DISTANCE OF 1,105.00 FEET HEREON REFERRED TO AS DESCRIBED POINT
C;

THENCE SOUTH 01°46'17" WEST LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 28, FOR A DISTANCE OF 282.32 FEET;

THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 13°19'04" FOR AN ARC DISTANCE OF 81.35 FEET, THE CHORD OF WHICH
BEARS SOUTH 86°00'39" WEST 81.17 FEET;

THENCE SOUTH 79°21'06" WEST FOR A DISTANCE OF 134.66 FEET;

THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 29°33'27" FOR AN ARC DISTANCE OF 154.76 FEET, THE CHORD OF WHICH
BEARS NORTH 85°52'10" WEST 153.05 FEET;

THENCE SOUTH 08°27'50" WEST FOR A DISTANCE OF 462.00 FEET;

THENCE NORTH 88°19'10" WEST FOR A DISTANCE OF 195.00 FEET;

THENCE SOUTH 26°58'31" WEST FOR A DISTANCE OF 576.95 FEET TO THE SOUTH LINE OF THE
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE NORTH 88°38'34" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF FOR A
DISTANCE OF 225.00 FEET TO A 1" IRON PIPE WITH BRASS CAP (SURVEY 2-212), MARKING THE
SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE NORTH 00°52'26" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF
SECTION 28, FOR A DISTANCE OF 1294.36 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor
Date 5-10-17 Parcel# 02-05-00-0-0-7901-00
jm

EXHIBIT "B"

Exceptions

1. TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION, ENTERED IN TO PURSUANT TO RCW 84.34 (INCLUDING POTENTIAL LIABILITY FOR FUTURE APPLICABLE TAXES, ANY SPECIAL BENEFIT ASSESSMENTS LEVIED BY LOCAL GOVERNMENTS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION);
RECORDING NO.: 2016000699 BOOK 183 / PAGE 719
CLASSIFICATION: FOREST LAND
2. CERTIFICATE OF WATER RIGHT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S RECORDS IN BOOK K, PAGE 457.
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: GRANT OF EASEMENT
AUDITOR'S FILE NO.: BOOK 84 / PAGE 182
AREA AFFECTED: SAID PREMISES
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDED: September 04, 1940
AUDITOR'S FILE NO.: 29328
AREA AFFECTED: SAID PREMISES
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: November 28, 2016
AUDITOR'S FILE NO.: 2016002490
AREA AFFECTED: SAID PREMISES
6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: BOUNDARY LINE ADJUSTMENT
RECORDED: November 28, 2016
AUDITOR'S FILE NO.: 2016002490
7. MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. 2016002584.
8. General taxes and assessments as they become due and payable.