

When recorded return to:  
Fremont, LLC  
PO Box 301336  
Portland, OR 97294

STATUTORY WARRANTY DEED

CL1317  
THE GRANTOR(S) Corey Nelson and Cherie Nelson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Fremont, 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.)

LOTS 15,16,17 OF PREACHER'S ROW

Tax Parcel Number(s): 02053332050000 *Im 5/25/17*  
*Full legal on page 2*

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 23, 2017

*[Signature]*  
Corey Nelson  
*[Signature]*  
Cherie Nelson

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
*32593*  
MAY 25 2017

PAID *8 2234.10*  
*[Signature]*  
SKAMANIA COUNTY TREASURER

State of WASHINGTON  
County of SKAMANIA

I certify that I know or have satisfactory evidence that Corey Nelson and Cherie Nelson are the persons  
who appeared before me, and said persons 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.

*2456*  
Dated: May 23, 2017

*[Signature]*  
Joan Grimm  
Notary Public in and for the State of Washington  
Residing at: Vancouver, WA  
My appointment expires: January 9, 2018

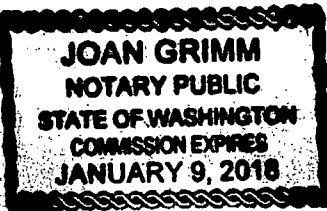


EXHIBIT "A"

PARCEL I

THAT PORTION OF LOTS 15, 16, AND 17, PREACHER'S ROW LOTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 103, RECORDS OF SKAMANIA COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE WASHOUGAL RIVER ROAD.

PARCEL II

A PARCEL OF PROPERTY LYING WITHIN SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33 AS SHOWN IN A SURVEY BY OLSON ENGINEERING, INC., RECORDED IN BOOK 1 AT PAGE 234, RECORDS OF SKAMANIA COUNTY;

THENCE SOUTH 89°42'40" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 775.00 FEET;

THENCE NORTH 00°17'20" EAST LEAVING SAID SOUTH LINE AT RIGHT ANGLES 172.88 FEET TO A POINT WHICH BEARS SOUTH 89°42'40" EAST 21.81 FEET FROM A THREADED HALF INCH ROD;

THENCE NORTH 89°42'40" WEST 6 FEET, MORE OR LESS, TO THE FOG LINE ON THE SOUTHEASTERLY EDGE OF THE WASHOUGAL RIVER ROAD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°42'40" EAST A DISTANCE OF 87 FEET, MORE OR LESS, TO THE BLUFF ABOVE THE WASHOUGAL RIVER;

THENCE SOUTH 52°17'20" WEST ALONG THE BLUFF A DISTANCE OF 54 FEET;  
THENCE NORTH 47°42'40" WEST 60 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor  
Date 5-25-17 Parcel# 02-05-33-3-2-0500-00

*Ym*

## EXHIBIT "B"

### Exceptions

1. TAXES AND ASSESSMENTS AS THEY ARE DUE AND PAYALBE.
2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: WATER PIPELINE  
RECORDED: JANUARY 8, 1964  
AUDITOR'S FILE NO.: BOOK 53, PAGE 19  
AREA AFFECTED: SAID PREMISES
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: PROPERTY BOUNDARY AGREEMENT  
RECORDED: APRIL 01, 1992  
AUDITOR'S FILE NO.: BOOK 127, PAGE 930
4. MATTERS SET FORTH BY SURVEY:  
RECORDED: NOVEMBER 18, 2005  
AUDITOR'S FILE NO.: 2005159567
5. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
6. RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE WASHOUGAL RIVER.
7. ANY QUESTION THAT MAY ARISE DUE TO THE CHANGE IN THE WATER LEVEL OF WASHOUGAL RIVER, OR ANY CHANGE IN THE SHORELINE OF SAID PREMISES, SUCH THAT THE LINE OF HIGH WATER HAS SHIFTED FROM ITS FORMER POSITION.
8. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
9. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.
10. 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 TEH LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.