

When recorded return to:
Sean Carriger and Reuben Ray
0 Ellie Way, Lot 3
Washougal, WA 98671

Filed for record at the request of:



1111 Main Street, Suite 200
Vancouver, WA 98660

Escrow No.: 622-88028

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32626
JUN 12 2017

PAID 1,718.60
69 deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christian G. Sartain and Natalya L. Sartain, husband and wife
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 Sean Carriger, an unamrried person and Reuben Ray, an
unmarried person

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.) Lot 3 Maloney SP #2006160363

Tax/Map ID(s):

Tax Parcel Number(s): 02053120120300, 2m 6/12/17

Subject to:

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

Dated: June 8, 2017

Christian G Sartain
Christian G. Sartain

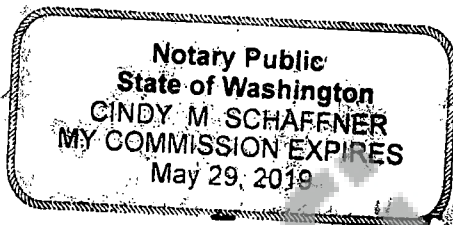
N Sartain
Natalya L. Sartain

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of ~~SKAMANIA~~ Clark
eno

I certify that I know or have satisfactory evidence that Christian G. Sartain and Natalya L. Sartain 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.

Dated: 6/9/17
Cindy M Schaffner
Name: Cindy M Schaffner
Notary Public in and for the State of WA
Residing at: Camas
My appointment expires: 5/29/19



ORDER NO. S17-0247KM

EXHIBIT "A"

A tract of land in the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the MALONEY SHORT PLAT, recorded under Auditor's File No. 2006160363, records of Skamania County.

EXCEPT that portion of Lot 3, described as follows:

Beginning at the Northwest corner of said Lot 3; thence North $89^{\circ} 43' 50''$ East, along the North line of said Lot 3 for a distance of 130.00 feet; thence South $01^{\circ} 57' 06''$ West, parallel with the East line of said Lot 3 for a distance of 327.10 feet to the South line of said lot 3; thence South $89^{\circ} 30' 26''$ West, along the South line, 28.77 feet to the South right of way line of the Washougal River Road; thence North $59^{\circ} 58' 28''$ West, along said South line and said South right of way line, 85.52 feet; thence continuing along said South line and said South right of way line, North $30^{\circ} 01' 32''$ East, 5.00 feet; thence North $65^{\circ} 54' 47''$ West, 31.00 feet to the West line of said Lot 3; thence leaving said South line and said South right of way line, North $02^{\circ} 05' 39''$ East, along said West line, 266.95 feet to the Point of Beginning.

Skamania County Assessor 31
Date 6-12-17 Parcel# 02-05-02-0-1203-00
ym

CS
ms

EXHIBIT "B"

Exceptions

7. 2ND Half unpaid taxes for the tax year 2017
 - Original Amount : \$1,104.89
 - Balance Owed : \$552.44
 - Account No. : 02-05-31-2-0-1203-00
 - Land Use/DOR : 91
8. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
9. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Washougal River.
10. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
11. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Washougal River.
12. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Washougal River.
13. Easement, including the terms and provisions thereof:
 - Granted to : Northwestern Electric Company, a Washington corporation
 - Recorded : November 6, 1929
 - Book : W
 - Page : 286
14. Easement, including the terms and provisions thereof:
 - Granted to : Pacific Power & Light Company, a corporation
 - Recorded : February 20, 1931
 - Book : W
 - Page : 568
15. License Agreement and Stipulation for Public Use, including the terms and provisions thereof:
 - Regarding : Exclusive license and easement to use and occupy for purpose of cutting, stacking and hauling firewood also, the general clean up of the 1996 logging activity and to operate all necessary machinery and equipment thereon
 - Between : Frederick D. Morgand
 - And : Skamania County
 - Recorded : November 6, 1997
 - Book : 170
 - Page : 677
16. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of THE MALONEY SHORT PLAT Auditor's File Number 2006160363.
See recorded plat for details
17. Road Maintenance Agreement, including the terms and provisions thereof:
 - Recorded : January 27, 2006
 - As : 2006160364
18. Road Maintenance Agreement, including the terms and provisions thereof:
 - Recorded : June 16, 2006
 - As : 2006161979
19. Easement, including the terms and provisions thereof:
 - Recorded : June 16, 2006
 - As : 2006161980
20. Declaration of Covenant for Shared Well Agreement, including the terms and provisions thereof:
 - Recorded : August 19, 2010
 - As : 2010176208
21. Restrictive Covenant for Well and Waterworks Agreement, including the terms and provisions thereof:
 - Recorded : August 19, 2010
 - As : 2010176209
22. Shared Well Agreement, including the terms and provisions thereof:
 - Recorded : August 19, 2010
 - As : 2010176210