

When recorded return to:
Casey Breaker
151 Spring Lane
Stevenson, WA 98648

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 622-88059

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lloyd R. Reich and Joyce E. Reich, 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 Casey Breaker, 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.)

Section 34, Township 2 North, Range 6 East of the Willamette Meridian

Tax Parcel Number(s): 02063400010600

Subject to:

SEE ATTACHED EXHIBIT "B"

Dated: July 24, 2017

Lloyd R Reich

Lloyd R. Reich

Joyce E Reich

Joyce E. Reich

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32693
JUL 26 2017

PAID \$8,037.50
Michael Morris Deputy
SKAMANIA COUNTY TREASURER

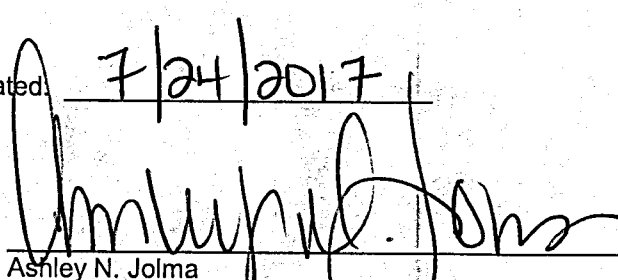
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of CLARK

I certify that I know or have satisfactory evidence that Lloyd R. Reich and Joyce E. Reich 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: 7/24/2017


Ashley N. Jolma
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: December 9, 2017

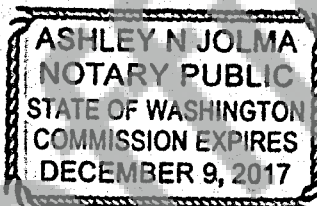


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02063400010600

That portion of the Northwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a point of the North line of the Northwest Quarter of said Section 34, 1090.60 feet North 88°55'59" West from the Northeast corner of said Northwest Quarter of Section 34; thence South 01°18'38" West parallel to the East line of said Northwest Quarter of Section 34, 118.42 feet to a point 1091.11 feet North 88°55'59" West, and 118.42 feet South 01°04'01" West from the Northeast corner of said Northwest Quarter as measured along the North line of said Northwest Quarter and at right angles to said North line;

Thence South 65°51'54" East 55.79 feet;
Thence South 21°46'51" East 156.61 feet;
Thence South 38°27'37" East 72.94 feet to the Point of Beginning of Lot 2 of Jack Spring's Short Plat recorded in Book 2, Page 87;

Thence South 62°06'04" East 182.05 feet;
Thence South 35°52'35" West 97.72 feet;
Thence South 25°21'42" West 126.68 feet;
Thence South 15°44'49" West 198.53 feet to a point 928.31 feet North 88°55'59" West and 810.78 feet South 01°04'01" West from the Northeast corner of said Northwest Quarter of Section 34, as measured along the North line of said Northwest Quarter of Section 34 and at right angles to said North line;

Thence North 74°15'11" West 30.00 feet;
Thence South 58°06'45" West 633 feet more or less to the center of Duncan Creek;

Thence Northwesterly along the center of said creek to a point that bears South 51°12'46" West from the Point of Beginning.

Thence North 51°12'46" East 880 feet more or less to the Point of Beginning.

Skamania County Assessor
Date 7-26-17 Parcel # 26-34-106
[Signature]

EXHIBIT "B"

Taxes and assessments as they become due and payable.

Easement, including the terms and provisions thereof:

For : Water Line and Access
 Recorded : March 5, 1947
 Book : 31
 Page : 316

Easement, including the terms and provisions thereof:

For : Pipeline in favor of Pacific Northwest Pipeline
 Recorded : February 6, 1956
 Book : 41
 Page : 134

Easement, including the terms and provisions thereof:

For : Access to Power Lines and Rights of the Spokane, Portland and Seattle Rail
 Road
 Recorded : June 13, 1958
 Book : 45
 Page : 63

Easement, including the terms and provisions thereof:

For : Ingress, Egress and Public Utilities
 Recorded : March 19, 1979
 Book : 76
 Page : 269

Water System Easement and Agreement, including the terms and provisions thereof:

Recorded : February 27, 1981
 Book : 79
 Page : 402

Road Maintenance Agreement, including the terms and provisions thereof:

Recorded : March 11, 1998
 Book : 176
 Page : 793

Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:

Recorded : February 2, 2007
 As : 2007164870

Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:

Recorded : August 3, 2007
 As : 2007167130

Easement and Matters as shown on the Survey:

Recorded : November 11, 13, 2007
 As : 2007168224

EXHIBIT "B" continued

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 Duncan Creek.

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.

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 Duncan Creek.

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 Duncan Creek.

Easement, including the terms and provisions thereof:

For	: Pipeline in favor of Spokane, Portland and Seattle Railway
Recorded	: December 29, 1921
Book	: S
Page	: 450

EXHIBIT "A"

That portion of the Northwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a point of the North line of the Northwest Quarter of said Section 34, 1090.60 feet North $88^{\circ}55'59''$ West from the Northeast corner of said Northwest Quarter of Section 34; thence South $01^{\circ}18'38''$ West parallel to the East line of said Northwest Quarter of Section 34, 118.42 feet to a point 1091.11 feet North $88^{\circ}55'59''$ West, and 118.42 feet South $01^{\circ}04'01''$ West from the Northeast corner of said Northwest Quarter as measured along the North line of said Northwest Quarter and at right angles to said North line;

Thence South $65^{\circ}51'54''$ East 55.79 feet;

Thence South $21^{\circ}46'51''$ East 156.61 feet;

Thence South $38^{\circ}27'37''$ East 72.94 feet to the Point of Beginning of Lot 2 of Jack Spring's Short Plat recorded in Book 2, Page 87;

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Thence South $25^{\circ}21'42''$ West 126.68 feet;

Thence South $15^{\circ}44'49''$ West 198.53 feet to a point 928.31 feet North $88^{\circ}55'59''$ West and 810.78 feet South $01^{\circ}04'01''$ West from the Northeast corner of said Northwest Quarter of Section 34, as measured along the North line of said Northwest Quarter of Section 34 and at right angles to said North line;

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