

When recorded return to:

Jesse Schmohl and Brienna Schmohl  
1292 Canyon Creek Road  
Washougal, WA 98671

STATUTORY WARRANTY DEED

CL8395

The Grantor, Daniel Huntington and Katherine Huntington, husband and wife

for and in consideration of Ten Dollars and other valuable consideration

in hand pays, conveys, and warrants to

Jesse Schmohl and Brienna Schmohl, husband and wife



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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "B" FOR RESERVATION BY SELLER

Abbreviated Legal: SECTION 3, T1N, R5EWM  
Tax Parcel Numbers(s): 01 05 03 3 0 0600 00, sm 9/15/17

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

Dated: 9/13/2017

  
Daniel Huntington  
  
Katherine Huntington

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32790  
SEP 18 2017

PAID 186,125.00  
  
SKAMANIA COUNTY TREASURER

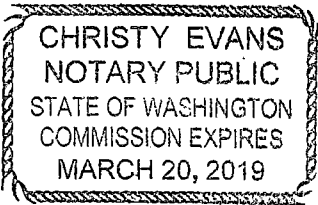
STATE OF Washington

} ss.

COUNTY OF Clark

I certify that I know or have satisfactory evidence that Daniel Huntington and Katherine Huntington 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: September 15<sup>th</sup>, 2017



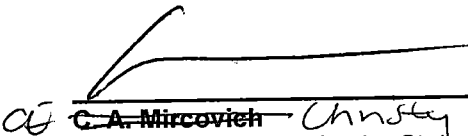
  
Christy Evans  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My appointment expires: 3-20-2019

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE "LIGHTNING TREE SHORT PLAT" AS RECORDED IN BOOK 3 OF SHORT PLATS, AT PAGE 362, SKAMANIA COUNTY, WASHINGTON, AUDITOR'S RECORDS, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF "CANYON CREEK ROAD (STATE ROUTE 140)".

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 01°01'55" EAST, ALONG THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 453.49 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE LEAVING SAID EAST LINE, SOUTH 89°57'38" EAST, ALONG THE EAST EXTENSION OF THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 96.78 FEET MORE OR LESS TO THE WEST LINE OF THE "BAJEMA" PARCEL, AS DESCRIBED AND RECORDED UNDER SKAMANIA COUNTY, WASHINGTON DEED BOOK 73, AT PAGE 345;

THENCE LEAVING THE EAST EXTENSION OF SAID NORTH LINE, SOUTH 01°01'55" WEST, ALONG SAID WEST LINE AND PARALLEL WITH THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 445.43 FEET TO THE SOUTHWEST CORNER OF SAID "BAJEMA" PARCEL AND SAID NORTH RIGHT OF WAY LINE;

THENCE LEAVING THE WEST LINE, SOUTH 85°17'05" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 97.25 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor  
Date 9-18-17 Parcel# 01-05-03-3-0-0600-00  
*zm*

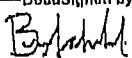
# EXHIBIT 'B' RESERVATION BY SELLER


Seller reserves the right to telecommunications equipment located within the southwest portion of the property, including underground cables, a fiber optic modem and router in the pump house, and an antenna mounted on a fir tree. Seller may use buyer's electricity in the pump house, not to exceed 30 kWh per month.

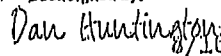
Seller shall have access to all components of the telecommunications equipment for the purpose of maintaining, repairing, and improving facilities. Seller may enter the property for the sole purpose of accessing the telecommunications facilities described hereunto. Seller shall give the buyer a minimum of seventy-two (72) hours advance notice before entering the buyer's property. In the event of complete service failure, seller shall give buyer a minimum of twenty-four (24) hours advance notice before entering buyer's property. Upon advanced notice, seller shall provide a description of the intended work and its purpose. If the seller does not provide adequate notice on more than three (3) separate instances without buyer's permission in any calendar year, seller shall provide buyer a Quit Claim Deed relinquishing seller's rights under this reservation.

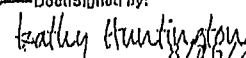
Buyer shall have access to the seller's fiber optic internet service free of charge by connecting to the router in the pump house. Minimum internet service level shall exceed 15mbps download, and 1.5mbps upload. If the seller no longer uses the facilities, or internet provided to the buyer does not meet minimum service levels, for a period of six (6) total months, seller shall provide buyer a Quit Claim Deed relinquishing seller's rights under this reservation.

Buyer reserves the right to relocate all telecommunications equipment, at buyer's expense and provided the relocation does not impede seller's continued benefit from the fiber optic internet, if service is not interrupted for more than twenty-four (24) hours, and with seventy-two (72) hours advance notice to the seller. Buyer shall not perform any work to telecommunications equipment itself. All work to be done in accordance with applicable regulations, conducted by a licensed and fully insured and bonded electrician.

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