

Filed for Record at Request of
Bradley Scott Christie and Becky Paris Christie
When Recorded Return To
Tammi M. Caress
9400 SW Barnes Rd. STE 300
Portland, OR 97225

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32813
SEP 28 2017

PAID *EXEMPT*
Audrey Perry Deputy
SKAMANIA COUNTY TREASURER **QUITCLAIM DEED**

Grantor: Bradley S. Christie and Becky Paris Christie (formerly known as Becky J. Paris)
Grantee: Bradley Scott Christie and Becky Paris Christie, Trustees of the Bradley Scott Christie and Becky Paris
Christie Revocable Trust dated August 8, 2017
Abbreviated Legal Descr.: Lot 3 – BEAR CREEK SP BK 3/PG 307
Parcel No.: 03080800022400

Bradley S. Christie and Becky Paris Christie (formerly known as Becky J. Paris), Grantors,
for no consideration paid, conveys and quitclaims to Bradley Scott Christie and Becky Paris
Christie, Trustees of the Bradley Scott Christie and Becky Paris Christie Revocable Trust dated
August 8, 2017, Grantees, all interest in the following described real property as specifically set
forth herein situated in Skamania County, State of Washington:

Lot 3, BEAR CREEK SHORT PLAT, recorded in Book 3, page 307 of Short Plat
Records, in the County of Skamania and State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS. SEE ATTACHED EXHIBIT 'A'

Skamania County Assessor
Parcel No. 03-08-08-0-0-0224-00 Date *9-2-17* Parcel# *03-08-08-0-0-0224-00*
Yn

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR
FOREST PRACTICES AS DEFINED IN THE REVISED CODE OF WASHINGTON.

DATED: August 8, 2017

BS.C
Bradley S. Christie

Becky Paris Christie
Becky Paris Christie, (formerly Becky J. Paris)

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

Bradley Scott Christie and Becky Paris Christie, known or proved to me to be the individual described in and who executed the within and foregoing Quit Claim Deed, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: August 8, 2017

Tammi M. Caress
Signature

Tammi M. Caress
Printed Name



NOTARY PUBLIC for Oregon

Residing at: Portland, OR

My appointment expires on: 3-17-19

EXHIBIT A

SUBJECT TO SPECIAL EXCEPTIONS:

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Bear Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.

Easement, including the terms and provisions thereof:

For : Road
Recorded : November 20, 1947
Book : 31
Page : 535
Affects : Exact location not disclosed

Right of Way Easement, including the terms and provisions thereof:

For : Water pipe line and appurtenants
Granted to : Public Utility District No. 1 of Skamania County, Washington, a municipal corporation
Recorded : March 1, 1994
Book : 141
Page : 657
Affects : See recorded document for location

Bear Creek Lane Road Maintenance Agreement, including the terms and provisions thereof:

Recorded : August 23, 1995
Book : 151
Page : 953

AND Amendment thereto

Recorded : June 6, 1997
Book : 165
Page : 473

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BEAR CREEK SHORT PLAT.
See recorded plat for details