

WHEN RECORDED RETURN TO:

Philaine O'Brien Lajoie and Judi O'Brien,

2828 NE Everett Street, #16

Camas, WA 98607

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

**32868
OCT 19 2017**

PAID

Exempt
cg deputy
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)

Re-Record Statutory Warranty Deed

REFERENCE NUMBER(S) of Documents assigned or released:

2017002086

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Fremont Investments, LLC, an Oregon limited liability company, also shown on title as Fremont, LLC

☐ Additional names on page _____ of document.

GRANTEE(S):

Philaine O'Brien Lajoie, as her separate estate and Judi O'Brien, as her separate estate

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

PTN OF LOTS 15,16, AND 17 OF PREACHERS ROW

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

02 05 33 3 2 0500 00 *2m 10/19/17*

☐ Additional parcel numbers on page _____ of document.

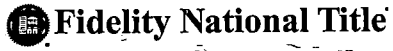
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

AFN #2017002086 Recorded 10/05/2017, at
03:32 PM Filed by: Fidelity National Title Company of Washington
Auditor Robert J. Waymire Skamania County, WA

When recorded return to:

Philaine O'Brien Lajoie, as her separate estate and
Judi O'Brien, as her separate estate
2828 NE Everett Street #16
Camas, WA 98607

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave, Ste 201
Vancouver, WA 98683-9313

Escrow No.: 612846154

STATUTORY WARRANTY DEED

✓ THE GRANTOR(S) Fremont Investments, LLC, an Oregon limited liability company
also shown on title as Fremont, LLC
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Philaine O'Brien Lajoie, as her separate estate and Judi
O'Brien, as her separate estate

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.)

PTN OF LOTS 15, 16, AND 17 OF PREACHERS ROW

Tax Parcel Number(s): 02 05 33 2 0500 00

Dated: October 3, 2017

Skamania County Assessor
Date *10-5-17* Parcel# *02-05-33-2-0500-00*
10-19-17 *2m*

Fremont Investments, LLC,

BY: *Robert Field*

Robert Field
Member

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32830
OCT - 5 2017

PAID *84,136.00*
Wadey J. Miller
SKAMANIA COUNTY TREASURER

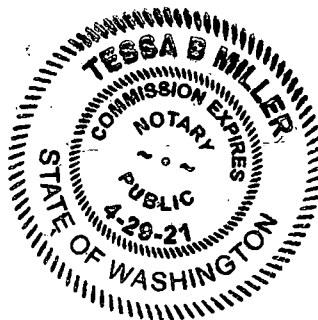
State of WASHINGTON
County of Clark

I certify that I know or have satisfactory evidence that Robert Field is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Fremont Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 4, 2017

Tessa B. Miller

Tessa B. Miller
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: April 29, 2021



Commitment No. CL8810

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 10-5-17 Parcel# 02-05-33-3-2-0500-00
10-19-17 *zm*

Exhibit B

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WATER PIPELINE
RECORDED: January 18, 1964
AUDITOR'S FILE NO.: BOOK 53, PAGE 19
AREA AFFECTED: SAID PREMISES
2. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: PROPERTY BOUNDARY
RECORDED: April 01, 1992
AUDITOR'S FILE NO.: BOOK 127, PAGE 930
3. MATTERS SET FORTH BY SURVEY:
RECORDED: November 18, 2005
AUDITOR'S FILE NO.: 2005159567
4. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
5. RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE WASHOUGAL RIVER.
6. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
7. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.