

When recorded return to:

Derek Hoyte
PO Box 646
Haiku, HI 96708

STATUTORY WARRANTY DEED
(Fulfillment)

C-884
THE GRANTOR **Richard E. Grams**, individually, and as surviving spouse of **Helen D. Grams**, deceased
for and in consideration of **Fulfillment of Real Estate Contract**
in hand paid, conveys, and warrants to **Derek Hoyte**, an unmarried man
the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **SECTION 17, T1N, R5EWM**

Tax Parcel Number(s): **01 05 20 0 0 0100 00, 01 05 20 0 0 0100 03, 01 05 20 0 0 0100 04** *(V)*

SUBJECT TO covenants, conditions, restrictions, reservations, easement and agreement of record, if any.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated the July 29, 2005 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 8/18/2005 receipt number 25187

Dated: **October 26, 2017**

[Signature]
Richard E. Grams, by **Dale L. Grams** his attorney in fact

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
N/A

NOV - 1 2017

Refer to Excise #25187

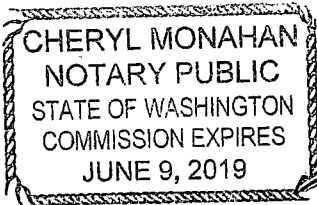
STATE OF *Washington*
COUNTY OF *Clerk*

} ss.

PAID *dtd 8-18-05*
[Signature]
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that **Dale L. Grams** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as Attorney in Fact for Richard E. Grams to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: *October 30, 2017*



[Signature]
Notary Public in and for the State of *Washington*
Residing at *Vancouver*
My appointment expires: *6/9/2019*

EXHIBIT "A"

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 17 AND GOVERNMENT LOTS 1, 2 AND 3, IN SECTION 20, ALL IN TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14, WITH THE EAST LINE OF THE WEST 390 FEET OF GOVERNMENT LOT 1, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF THE GRAMS TRACT AS DESCRIBED IN BOOK 50 OF DEEDS AT PAGE 31 (RECORDED JUNE 25, 1962), SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 14 FOR A DISTANCE OF 215 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EXCEPTED PARCEL NOTED IN THE GRAMS TRACT; THENCE SOUTH 73.45 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID EXCEPTED PARCEL; THENCE NORTH 84°30' EAST 162.00 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTED PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID EXCEPTED PARCEL, 110 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 145 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION 20; THENCE EAST ALONG THE LINE BETWEEN SECTIONS 17 AND 20 FOR A DISTANCE OF 1000 FEET, MORE OR LESS, TO A POINT THAT IS 1850 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 17, SAID POINT BEING THE SOUTHEAST CORNER OF THE U.S.A. TRACT AS DESCRIBED IN BOOK 121 OF DEEDS, AT PAGE 379, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 268 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14 AND THE NORTHEAST CORNER OF THE U.S.A. TRACT; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 2500 FEET, MORE OR LESS, TO A POINT THAT IS 140.00 FEET WESTERLY (AS MEASURED ALONG SAID RIGHT OF WAY LINE) FROM ENGINEER'S STATION 331+00, 50.00 FEET RIGHT (SHEET 3 OF 6, STATE ROAD NO. 8, WING CREEK TO PRINDLE, DATED JUNE 24, 1927); THENCE SOUTH (PARALLEL WITH THE WEST LINE OF GOVERNMENT LOT 1 OF SECTION 20), 970.00 FEET; THENCE SOUTHWESTERLY 3750 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 390 FEET OF GOVERNMENT LOT 1, THAT IS 810.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 810.00 FEET TO THE POINT OF BEGINNING.