

After Recording Return to:

Carolyn A. Simms
Attorney at Law
2035 NE 3rd Loop
Camas, WA 98607

33437
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

AUG 14 2018

PAID 4059.50
By Deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

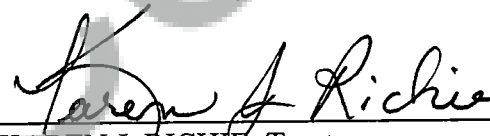
Grantor(s): KAREN J. RICHIE, Trustee
Grantee(s): JOSHUA MAXWELL and BRIANNE MAXWELL
Abbreviated
Legal: SEC 26 T4N R7EWM
Tax Parcel #: 04073500090000

THE GRANTOR(S), KAREN J. RICHIE, Trustee of the KAREN J. RICHIE REVOCABLE TRUST DTD 3/10/2017, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, convey and warrant to JOSHUA MAXWELL and BRIANNE MAXWELL, husband and wife, the following described real estate situated in the County of Skamania, State of Washington:

The Legal Description is attached as Exhibit "A" and made a part hereof.

SUBJECT TO Easements, Covenants, Restrictions and Agreements of record.

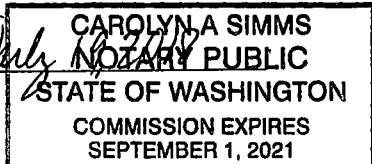
DATED: 7/19/2018


KAREN J. RICHIE, Trustee

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

I certify that I know or have satisfactory evidence that KAREN J. RICHIE is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument

Dated: July 19, 2018



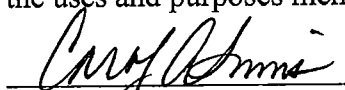

Notary Public
Residing at Clark County
My appointment expires 9-1-2021

EXHIBIT A**Parcel No.: 04073500090000**

The Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 35, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, EXCEPT the North 80 feet thereof; the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, EXCEPT the South 320 feet of the West 340 feet thereof; the Northeast Quarter of the Northeast Quarter of the Southwest Quarter, EXCEPT the North 340 feet of the West 340 feet thereof; the North 160 feet of the Southeast of the Northeast Quarter of the Southwest Quarter; the East 220 feet of the North 160 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter; and the South 320 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter, EXCEPT the West 440 feet thereof.

TOGETHER WITH a strip of land situated in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, described as follows:

Commencing at the center $\frac{1}{4}$ corner of said Section 35, thence North $89^{\circ} 02' 36''$ West along the South line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, 302.10 feet to an intersection with a north-south fence line; thence continuing $89^{\circ} 02' 36''$ West, 15.95 feet to the East line of the West 340 feet thereof; thence along said East line North $00^{\circ} 35' 16''$ West, 280.00 feet to an intersection with an east-west fence line and the point of beginning; thence continuing along the East line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter, North $00^{\circ} 35' 16''$ West, 60.11 feet to the Northeast corner thereof; thence North $89^{\circ} 02' 36''$ West, 340.12 feet along the North line of said south 320 feet to the Northwest corner thereof; thence South $00^{\circ} 35' 14''$ East, 59.32 feet along the West line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter to the intersection with a fence line; thence South $88^{\circ} 54' 37''$ East, 340.15 feet along said fence line to the point of beginning.

EXCEPTING THEREFROM a strip of land situated within the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, described as follows:

Commencing at the Center Quarter corner of said Section 35, thence North $89^{\circ} 02' 36''$ West along the North line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter, 302.10 feet to an intersection with a fence line and the point of beginning; thence continuing along said South line North $89^{\circ} 02' 36''$ West, 15.95 feet to the East line of the West 340 feet thereof; thence North $00^{\circ} 35' 16''$ West, 260.00 feet along said East line to an intersection with an East-West fence line; thence South $88^{\circ} 54' 37''$ East, 18.54 feet along said fence to a fence corner; thence South $00^{\circ} 00' 58''$ East, 259.90 feet along said fence line to the point of beginning.

EXCEPTING THEREFROM a strip of land situated within the Northeast Quarter of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Northeast Quarter of the Southwest Quarter, described as follows:

Commencing at the center quarter corner of said Section 35, thence North $89^{\circ} 02' 36''$ West along the North line of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter, 302.10 feet to an intersection with a fence line and the point of beginning; thence continuing along said North line North $89^{\circ} 02' 36''$ West, 15.95 feet to the East line of the West 340 feet thereof; thence South $00^{\circ} 35' 18''$ East, 340.12 feet to the South line of the North 340 feet thereof; thence North $89^{\circ} 02' 36''$ West, 340.12 feet to the West line of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter; thence North $00^{\circ} 35' 18''$ West, 7.28 feet along said line to the North line of the South 320 feet of said Northwest Quarter of the Northeast Quarter of the Southwest Quarter; thence North $88^{\circ} 58' 34''$ West, 631.59 feet along said line to the North line to an intersection with a fence line; thence South $00^{\circ} 53' 13''$ East, 56.61 feet, along said fence to a fence corner; thence South $89^{\circ} 14' 13''$ East 641.28 feet along said fence to an angle point; thence South $89^{\circ} 12' 20''$ East, 342.16 feet along said fence to a fence corner; thence North $00^{\circ} 00' 57''$ West, 385.48 feet along said fence to the point of beginning.

Skamania County Assessor
Date ~~8-9-18~~ 8-14-18 Parcel# ~~4-7-35-900~~
8-14-18 