


When recorded return to:  
Jeremy Kushner and Tiffany Kushner  
1950 Cloverdale Road  
Kalama, WA 98625

Filed for record at the request of:  
 **Fidelity National Title**  
COMPANY OF WASHINGTON, INC.  
500 E Broadway St Ste 425  
Vancouver, WA 98660-3335

Escrow No.: 612851167

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

33454  
AUG 27 2018

PAID \$3,325.10  
*Nicholas Chelland, Treasurer*  
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gilbert G. Dallas and Sharon H. Dallas, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to ~~Jeremy Kushner and Tiffany Kushner, a married couple~~ \**Kushner Investments, LLC, a Washington limited liability company*  
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.)

Lot 4 of the Amanda's Hideout Short Plat Auditor File No. 2006161768

Tax Parcel Number(s): 070634000214 00 **Skamania County Assessor**

Subject to: Date *8-27-18* Parcel# *07 0634000214 00*  
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF *Zm*

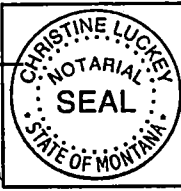
Dated: ~~August 7, 2018~~ *August 24, 2018* *shd sdd*

*Gilbert G. Dallas*  
\_\_\_\_\_  
Gilbert G. Dallas  
*Sharon H. Dallas*  
\_\_\_\_\_  
Sharon H. Dallas

State of MONTANA  
County of YELLOWSTONE

I certify that I know or have satisfactory evidence that Gilbert G. Dallas and Sharon H. Dallas 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 *August 24, 2018*  
*Christine Luckey*  
\_\_\_\_\_  
CHRISTINE LUCKEY  
Notary Public in and for the State of MONTANA  
Residing at: *Billings, MT*  
My appointment expires: *8/10/21*

 CHRISTINE LUCKEY  
NOTARY PUBLIC for the  
State of Montana  
Residing at Billings, Montana  
My Commission Expires  
October 07, 2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 070634000214**

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A tract of land in Section 34, Township 7 North, Range 6 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the Amanda's Hideout Short Plat recorded in Auditor File No. 2006161768, Skamania County Records.

Skamania County Assessor

Date 8-27-18 Parcel# 07063400021400  
Jm

Unofficial  
Copy

## EXHIBIT "B"

### Exceptions

1. Taxes and assessments as they are due.
  2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Swift Reservoir.
  3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
  4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Swift Reservoir.
  5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Swift Reservoir.
  6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
  7. Easement, including the terms and provisions thereof:  
Recorded: February 5, 1952  
Book: 34  
Page: 165
  8. Easement, including the terms and provisions thereof:  
Recorded: January 9, 1957  
Book: 43  
Page: 130
  9. Easement including the terms and provisions thereof:  
Recorded: August 19, 1960  
Book: 47  
Page: 406
  10. Easement, including the terms and provisions thereof:  
Recorded: November 7, 1960  
Book: 48  
Page: 77
  11. Easement, including the terms and provisions thereof:  
Recorded: December 16, 1984  
Book: 6  
Page: 982
- Said Covenants, Conditions and Restrictions were amended/modified by instrument:  
Recorded: August 9, 2017  
AS: 2017001661
12. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SAUER AND SORENSON Short Plat BK 3/PG 378.  
See recorded plat for details
  13. Declaration, Covenants, Conditions and Restrictions and, or easements: but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:  
Recorded: December 5, 2000  
Book: 204  
Page: 903
- Assessments if any of the Homeowners Association.
14. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat AMANDA'S HIDEOUT SP Auditor's File Number 2006161768.  
See recorded plat for details

**EXHIBIT "B"**

Exceptions  
(continued)

15. Well Head Protection Easement. including the terms and provisions thereof:  
Recorded: December 29, 2000  
Book: 205  
Page: 624
16. Easement, including the terms and provisions thereof:  
Recorded: April 17, 2017  
As: 2017000782
17. Assignment of Access Rights and Easements and Assumption Agreement. including the terms and provisions thereof:  
  
Recorded: March 30, 2001  
Book: 208  
Page: 189
18. Easement, including the terms and provisions thereof:  
Recorded: April 17, 2017  
As: 2017000783  
  
Said instrument was:  
Re-recorded: June 8, 2017  
As: 2017001187
19. Easement, including the terms and provisions thereof:  
Recorded: April 17, 2017  
As: 2017000784
20. Easement, including the terms and provisions thereof:  
Recorded: June 8, 2017  
As: 2017001188