

When recorded return to:

James Arnold Ross,
191 Briar Road PO Box 748
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Pl, Suite 100
Vancouver, WA 98683

Escrow No.: 622-103487

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Dixon and Holly Dixon, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to James Arnold Ross, an unmarried person

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF pg 3

Abbreviated Legal: (Required if full legal not inserted above.)

Tax/Map ID(s): 01-05-07-0-0-0100-00

NE ¼ NE ¼ OF SEC 7, T1N, R5E, W.M.

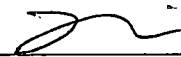
Tax Parcel Number(s): 01050700010000, 2m 11/1/18

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33558
NOV - 1 2018

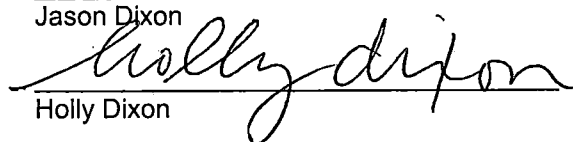
PAID \$ 7,884.50
Christy M. Smith
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED
(continued)

Dated: 10/25/18



Jason Dixon

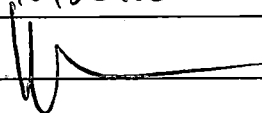


Holly Dixon

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Jason Dixon and Holly Dixon 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: 10/25/18



Kari Wild
Notary Public in and for the State of Washington
Residing at: Camas, WA
My appointment expires: June 1, 2019



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01050700010000

EXHIBIT "A"

Beginning at the Northeast corner of the South half of the Northeast Quarter of the Northeast Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, said point bears South 010° 40' 41" West, 639.32 feet from the Northeast corner of said Northeast One quarter; thence North 88° 40' 45" West, 1324.39 feet; thence North 77° 35' 36" West, 70.76 feet; thence South 19° 29' 09" East, 47.00 feet; thence South 37° 47' 09" East, 89.01 feet to a point on the West line of said South one half; thence South 01° 31' 51" West, along said West line 564.84 feet to the Southwest corner of said South one half; thence South 88° 27' 36" East, along the South line of said South one half 1318.81 feet to the Southeast corner of said South one half; thence North 01° 40' 41" East, along the East line of said South one half 669.32 feet to the Point of Beginning. TOGETHER WITH a 60' easement for ingress, egress, and utilities being 30' on each side of the following described center line; BEGINNING at a point on the North line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, said point bears North 88° 40' 46" West, 55.00 feet from the Northeast corner of said South one-half as shown in the survey recorded in Book 2, Page 253, Skamania County Records; thence North 48° 23' 31" West, 100.00 feet; thence North 00° 58' 18" East, 141.00 feet; thence North 09° 03' 06" West, 344.00 feet; thence North 00° 34' 16" West, 96.27 feet to a point on the South line of Bell Center Road. TOGETHER WITH AN EASEMENT for ingress and egress being the South 30.00 feet and the West 690 feet of the following described parcel: BEGINNING at the Northeast corner of the South half of the Northeast quarter of the Northeast quarter of Section 7, Township 1 North, Range 5 East Willamette Meridian, said point bears South 01° 40' 41" West, 639.32 feet from the Northeast corner of said Northeast one quarter; THENCE North 88° 40' 46" West, 1324.39 feet; THENCE North 77° 35' 36" West, 70.67 feet; THENCE South 19° 29' 09" East, 47.00 feet; THENCE South 37° 47' 09" East, 89.01 feet to a point on the West line of said South one half; THENCE South 01° 31' 51" West, along said West line 564.84 feet to the Southwest corner of said South one half; THENCE South 88° 27' 36" East, along the South line of said South one half 1318.81 feet to the Southeast corner of said South one half; THENCE North 01° 40' 41" East, along the East line of said South one half 669.32 feet to the POINT OF BEGINNING.

Skamania County Assessor

Date 11/1/18 Parcel# 01050700010000
Jm