

When recorded return to:

Mr. and Mrs. Brett Johnson
PO Box 721
Stevenson, WA 98648

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S18-0470JA

Statutory Warranty Deed

THE GRANTOR Wayne H. Martin, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Brett Johnson and Teresa Johnson, a married couple the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Ptn. Sec 1, T2N R7E W.M.

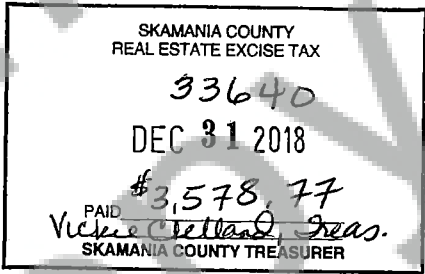
For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12,13,16 OF THE PRELIMINARY TITLE REPORT DATED DECEMBER 28, 2018 FILE NUMBER S18-0470KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-07-01-1-0-1000-00 *ym 12/31/18*

Dated 12-31-18

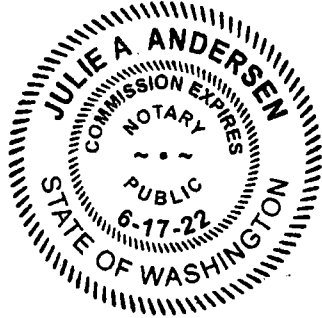
Wayne H. Martin
Wayne H. Martin



STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Wayne H. Martin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 31, 2018 *Julie A. Andersen*



Julie A. Andersen
Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: June 17, 2022

EXHIBIT A

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning at a point 620 feet West and 250 feet South of the Northeast Corner of Government Lot 9 in said Section 1; thence South 174 feet; thence East 10 feet; thence South 110 feet, more or less, to the North Line of Second Street; thence Westerly along the North Line of Second Street, 194.50 feet; thence North 284 feet, more or less, to a point due West of the place of beginning; thence East 184.5 feet to the POINT OF BEGINNING.

EXCEPTING therefrom the following:

- A. That portion conveyed to Ernest P. Ackerman, recorded July 24, 1941 in Book 28, Page 380 under Auditors File No. 30613, Skamania County Deed Records.
- B. Beginning at a point 620 feet West and 250 feet South of the Northeast Corner of Lot 9 in said Section 1; thence South 184 feet; thence West 124 feet; thence North 70 feet; thence East 39.5 feet; thence North 114 feet; thence East 84.5 feet to the place of beginning as disclosed by the Estate of Grant Ballard No. 1712.
- C. That portion conveyed to Sadie Ritter by instrument recorded November 30, 1945 in Book 30, Page 553, Auditor File No. 34647, Skamania County Deed Records.
- D. That portion conveyed to Kenneth Zevely, et ux, by instrument recorded February 1, 1927 in Book 'V', Page 175, and 176, Skamania County Deed Records.
- E. That portion conveyed to Howard Martin, et ux, by instrument recorded March 16, 1951 in Book 33, Page 399, Auditor File No. 42194, Skamania County Deed Records.

Skamania County Assessor

Date 12-31-18 Parcel# 02050110100000
Jm