

When recorded return to:

Mercedes J. Lux  
PO Box 446  
Stevenson, WA 98648

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S19-0028JA

Statutory Warranty Deed

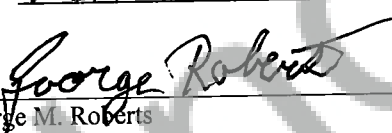
THE GRANTOR George M. Roberts, a single man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Mercedes J. Lux, a single woman the following described real estate, situated in the County of Skamania, State of Washington

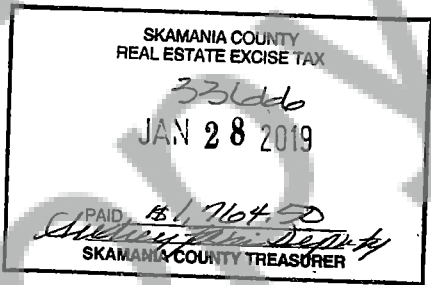
Abbreviated Legal: Ptn. Sec 1, T2N, R7E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,9,10,11,12,13 OF THE PRELIMINARY TITLE REPORT DATED JANUARY 23, 2019 FILE NUMBER S19-0028KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-07-01-2-0-0900-00 2m 1/28/19


Dated 1-24-19  
  
George M. Roberts

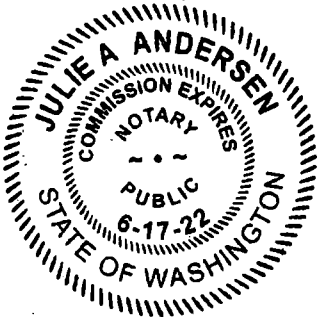


STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that George M. Roberts

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: January 24, 2019 



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

**EXHIBIT A**

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

Beginning at the point of intersection of the State Road No. 8 (as located prior to 1921) with the West line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, said point of beginning being 426 feet North of the North line of the Baughman D.L.C.; thence from said point of beginning North 200 feet to intersection with the South line of the County Road known as the Red Bluff Road and also known as the original State Road No. 8 as surveyed by Murray in 1906-1907; thence South 70° East along the South line of said Red Bluff Road to intersection with the State Road No. 8 (North Bank Highway) as established and located March 24, 1924; thence South 60° West 250 feet; thence in a westerly direction to the Point of Beginning.

**TOGETHER WITH:**

Beginning at a Skamania County Monument marking the intersection of the North line of the Baughman D.L.C. with the West line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian; thence North along the West line of the said Section 1 a distance of 426 feet to an iron pipe, the initial point of the tract hereby described; thence South 63° 40' East 29.05 feet; thence North 60° East to the Northerly right of way line of that certain road formerly designated as the North Bank Highway as approved by the State Highway Commission under date of March 14, 1921; thence following said Northerly right of way line in a Southwesterly direction to intersection with the West line of the said Section 1; thence North to the initial point.

**EXCEPTING THEREFROM:**

Beginning at a Skamania County Monument marking the intersection of the North line of the Baughman D.L.C. with the West line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian; thence North along the West line of the said Section 1 a distance of 426 feet to an iron pipe; thence South 63° 40' East 29.05 feet; thence North 60° East 250 feet to an iron pipe, the initial point of the tract hereby described; thence North 70° West 90 feet; thence South 07° 06' East 86.44 feet; thence North 60° East 110 feet to the initial point.

**FURTHER EXCEPTING THEREFROM:**

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the county of Skamania, State of Washington, decribed as follows:

Beginning at a point on the West line of said Section 1 which lies North 0° 00' 46" West, 395.33 feet from the North line of the Baughman D.L.C., thence South 54° 09' 04" East, 29.18 feet to the Westerly edge of Attwell County Road, being a point on a curve concave to the Southeast and having a radius of 405 feet; thence Southwesterly along said curve a distance of 43.73 feet through a central angle of 6° 11' 10" (the chord of which is South 32° 44' 48" West, 43.71 feet) to the West line of said Section 1; thence North 0° 00' 46" West, 53.85 feet to the point of beginning.

Skamania County Assessor

Date 1/28/19 Parcel# 02-07-01-2-0-0900-00  
*jm*