

2019-001074

06/27/2019 12:24 PM



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When recorded return to:

Rachel Emily Suero
3340 Alder Street
Eugene, OR 97405

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-111309 LD

3393/
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

JUN 27 2019

PAID

2881.40
C. Deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) David C. Wolter, a single person

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 Rachel Emily Suero, a single 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

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

Lot 2, STEPHENS SP BK 3/PG 428

Skamania County Assessor

Tax Parcel Number(s): 01050610140100

Date 6-27-19 Parcel# 1-5-6-1-1401

Subject to:

1. 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 the Washougal River.
2. 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.
9. 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 the Washougal River.
3. 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 the Washougal River.
4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
5. Easement, including the terms and provisions thereof:
Recorded : February 16, 1956
Book : 41
Page : 197
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of STEPHENS SHORT PLAT Book 3, Page 428.
7. Easement, including the terms and provisions thereof:
Recorded : August 16, 2005
As : 2005158347
8. Easements and Matters as shown on the survey:
Recorded : June 22, 2011

STATUTORY WARRANTY DEED

(continued)

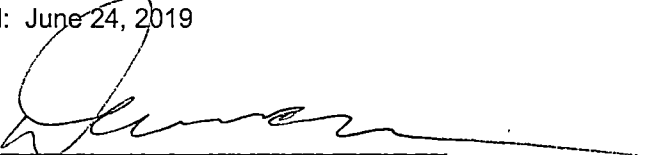
As : 2011178493

9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on therecorded plat of BLA for STEPHENS SHORT PLAT Auditor's File No. 2011178493 and amended by Auditor's File No. 2011179623.

10. Easement, including the terms and provisions thereof:
For : Boundary Line Adjustment
Recorded : October 24, 2012
As : 2012181864

11. Taxes and Assessments as they become due and payable.


Dated: June 24, 2019



David C. Wolter

State of WASHINGTON
County of SKAMANIA

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

Dated: 6-24-19


Leslie J. DeFrees
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: July 15, 2020

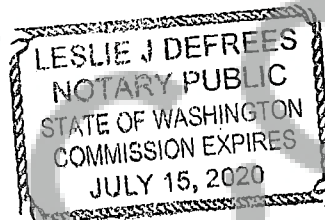


EXHIBIT "A"

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington;

Thence South to the Northerly right of way of the county road known as Frank Uran Road, which is also an Iron Rod set in Book 3, Page 207 of Surveys by Hagedorn Surveying, in 1990, which is the True Point of Beginning;

Thence South $66^{\circ} 10' 55''$ West, 276.57' along the North edge of Uran Road;
Thence along an arc to the left, with 221.00' radius and a chord bearing of South $50^{\circ} 34' 00''$ West, 118.98';
Thence North $4^{\circ} 28' 34''$ West, 93.18' to an Iron Rod;
Thence North $15^{\circ} 56' 16''$ West, 120.54' to an Iron Rod;
Thence North $15^{\circ} 56' 16''$ West, 56.44' to a point in the river;
Thence North $60^{\circ} 25' 04''$ East, 85.75' to an Iron Rod at river's edge;
Thence South $10^{\circ} 53' 45''$ East, 91.54' to an Iron Rod;
Thence North $44^{\circ} 20' 21''$ East, 189.12';
Thence North $18^{\circ} 11' 17''$ East, 171.26' to the approximate river centerline;
Thence along the approximate river centerline, North $65^{\circ} 40' 28''$ East, 144.79';
Thence South $1^{\circ} 17' 10''$ West, 385.96' to the True Point of Beginning.