

AFTER RECORDING MAIL TO:

Erwin L & I, LLC
c/o FDM Development
5101 NE 82nd Ave., Suite 200
Vancouver, WA 98662

Filed for Record at Request of:
First American Title Insurance Company National Commercial
Services

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **NCS-952454-OR1 (ch)**

Grantor(s): **Skamania County, a Washington municipal corporation**
Grantee(s): **Erwin L & I, LLC, a Washington limited liability company; OPH DBD, LLC, a Washington limited liability company; and Rawlings Family Investments, LLC, a Washington limited liability company, each to an undivided 1/3 interest as tenants in common**

Abbreviated Legal: **LOTS 2-4 BK T/PG 100**

Additional Legal on page: **3 02070100130300**

Assessor's Tax Parcel No(s): **0207100130300 and 02070100130400 and 02070100130200**

THE GRANTOR(S) Skamania County, a Washington municipal corporation for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Erwin L & I, LLC, a Washington limited liability company; OPH DBD, LLC, a Washington limited liability company; and Rawlings Family Investments, LLC, a Washington limited liability company, each to an undivided 1/3 interest as tenants in common**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject To: See Exhibit B attached hereto and by reference made a part hereof.

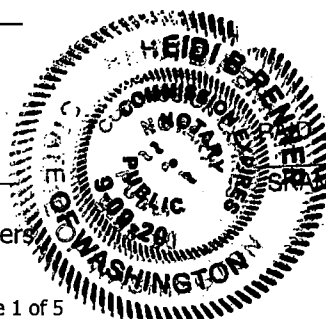
Dated: July 10, 2019

Skamania County

By: [Signature]

Name: Bob Hamlin

Title: Vice Chair of Board of Commissioners



SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33960
JUL 15 2019

exempt
[Signature]
SKAMANIA COUNTY TREASURER

STATE OF Washington)
)-ss
COUNTY OF Skamania)

I certify that I know or have satisfactory evidence that **Bob Hamlin**, is are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Vice Chair of the Board of Commissioners of Skamania County, a Washington municipal corporation** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

July 10, 2019

Heidi B Penner

Notary Public in and for the State of Washington

Residing at: Carson, WA

My appointment expires:

9-09-20

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

PARCEL I: 02-07-01-0-0-1302-00

A TRACT OF LAND IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE SHORT SUBDIVISION RECORDED IN BOOK T OF SHORT PLATS, PAGE 100, SKAMANIA COUNTY RECORDS.

PARCEL II: 02-07-01-0-0-1303-00

A TRACT OF LAND IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 3 OF THE SHORT SUBDIVISION RECORDED IN BOOK T OF SHORT PLATS, PAGE 100, SKAMANIA COUNTY RECORDS.

PARCEL III: 02-07-01-0-0-1304-00

A TRACT OF LAND IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 4 OF THE SHORT SUBDIVISION RECORDED IN BOOK T OF SHORT PLATS, PAGE 100, SKAMANIA COUNTY RECORDS.

Skamania County Assessor


Date 7/19/19 Parcel# 2-7-1-1302+1303+1304
G.S.


EXHIBIT B

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 high water mark of the Bonneville Tide Pool.
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.
3. 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 high water mark of the Bonneville Tide Pool.
4. 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 high water mark of the Bonneville Tide Pool.
5. Easement, including the terms and provisions thereof:
For : Utilities
Granted to : Northwestern Electric Company
Recorded : June 14, 1912
Book : N
Page : 603
6. Easement, including the terms and provisions thereof:
For : Flówage
Granted to : United States of America
Recorded : December 26, 1936
Book : Z
Page : 135
7. Easement, including the terms and provisions thereof:
Granted to : United States of America
Recorded : August 22, 1974
Book : 67
Page : 496
8. Easement, including the terms and provisions thereof:
Granted to : United States of America
Recorded : September 17, 1976
Book : 75
Page : 214

9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Short Subdivision Book T, Page 100.
See recorded plat for details

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