

When recorded return to:

Mr. and Mrs. James D Winters Jr
102 Woodward Creek Rd.
Stevenson, WA 98648

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S19-0266TB

Statutory Warranty Deed

THE GRANTOR James D Winters and Larene F Winters, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE James Winters Jr and Jodi Winters, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: SEC 34, T2N R6E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9 OF THE PRELIMINARY TITLE REPORT DATED JUNE 7, 2019 FILE NUMBER S19-0266KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-06-34-1-0-1901-00 2m 7/24/19

Dated 7-23-19

James D Winters Sr
James D Winters Sr

Larene F Winters
Larene F Winters

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that James D Winters Sr and Larene F Winters

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 23, 2019

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 Southwest Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington State, described as follows:

BEGINNING at a point on the West line of said Southwest Quarter of the Northeast Quarter, which lies North 01°18'32" East 219.52 feet from the Southwest corner thereof; thence continuing on said line North 01°18'32" East 193.42 feet; thence at right angle to said last line, South 88°41'28" East 36.93 feet to the East Right of Way line of Woodard Creek Road #10140; thence North 84°43'32" West, 272.35 feet to the Point of Beginning;

EXCEPTING THEREFROM any portion of said Woodard Creek Road lying Westerly of the centerline thereof;

EXCEPT that portion thereof conveyed to Skamania County by Deed dated February 21, 1980, recorded April 15, 1980, in Book 78 of Deeds, at pages 114-117 inclusive, under Auditor's File No. 90605, records of Skamania County, Washington.

Skamania County Assessor

Date 7-24-19 Parcel# 02063410190100
ym