



When recorded return to:

Jennifer D. Fontaine, an unmarried woman and
Jeffrey M. Njoes, an unmarried man
401 Dale Road
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612856753

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer L. Perez-Nelson, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Jennifer D. Fontaine, an unmarried woman and Jeffrey M.
Njoes, an unmarried man

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.)

PTN SEC 29, T2N, R5E, W.M.

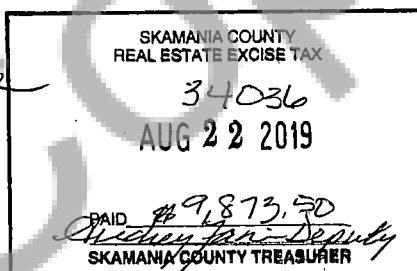
Tax Parcel Number(s): 02-05-29-0-0-0408-00 *DN*

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 19, 2019

Jennifer L. Perez-Nelson
Jennifer L. Perez-Nelson



State of WASHINGTON
County of Clark

I certify that I know or have satisfactory evidence that Jennifer L. Perez-Nelson 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: August 21, 2019

Tessa B. LaMont
Tessa B. LaMont
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: April 29, 2021

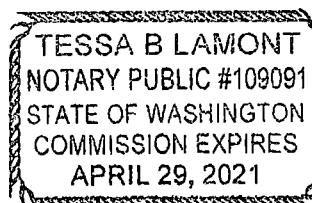


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02-05-29-0-0-0408-00

All land situated West of the North Fork (Also known as the West Fork) of the Washougal River in the West Half of the Northeast Quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM the North 1,423.60 feet.

FURTHER EXCEPTING THEREFROM the South 138.75 feet.

Skamania County Assessor

Date 8-22-19 Parcel# 2-5-29-408

EXHIBIT "B"
Exceptions

1. Property taxes as due and payable
2. 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 North Fork of the Washougal River.
3. 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.
4. 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 North Fork of the Washougal River.
5. 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 North Fork of the Washougal River.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
7. Easements and matters as shown on the Survey:
Recorded : December 28, 2001
Book : 3
Page : 416
8. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : April 24, 2002
Book : 223
Page : 374
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : April 24, 2002
Book : 223
Page : 398
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : August 27, 2002
Book : 228
Page : 543
9. Road Easement and Agreement, including the terms and provisions thereof:
Recorded : June 19, 2002
Book : 225
Page : 537
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : June 26, 2002
Book : 225
Page : 771
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : August 16, 2002
Book : 228
Page : 62
10. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : July 17, 2007
As : 2007166904
11. Easement, including the terms and provisions thereof:
Recorded : September 20, 2007
As : 2007167756
12. Easement, including the terms and provisions thereof:
Recorded : September 20, 2007
As : 2007167757

EXHIBIT "B"

Exceptions
(continued)

13. Easement, including the terms and provisions thereof:
Recorded : September 20, 2007
As : 2007167758
14. Final Order Approving Conditional Use Permit, including the terms and provisions thereof:
Recorded : July 17, 2008
As : 2008170474

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