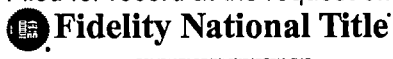


When recorded return to:
James Peterson, Jr. and Shannon Peterson
1101 Mathews Road
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave, Ste 201
Vancouver, WA 98683-9313

Escrow No.: 612854698

CL7981

STATUTORY WARRANTY DEED

THE GRANTOR(S) GARY G. TALBOY AND ELYA M. TALBOY, HUSBAND AND WIFE AS TO PARCEL I AND GARY G. TALBOY, AS HIS SEPARATE ESTATE, AS TO PARCEL II

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to James Peterson, Jr. and Shannon Peterson, husband and wife

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.)

SECTION 20, T2N, R5EWM

Tax Parcel Number(s): 02052000021300 gm 9/23/19

Subject to:

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

34098
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

SEP 23 2019

PAID 12,168.00
ca deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

(continued)

Dated: September ²⁰~~17~~, 2019

Gary G. Talboy
Gary G. Talboy
Elia M. Talboy
Elia M. Talboy

State of WASHINGTON

County of Clark

I certify that I know or have satisfactory evidence that Gary G. Talboy and Elia M. Talboy are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/20/19

Anne Taylor
Anne Taylor
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: July 29, 2023

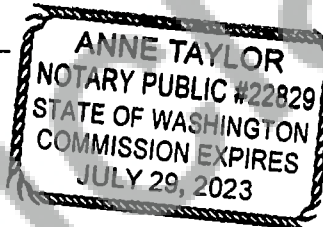


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052000021300

PARCEL I

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF WEST FORK ESTATES III, RECORDED UNDER AUDITOR'S FILE NO. 90585, IN BOOK 2 OF SHORT PLATS, PAGE 161, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL II

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING SOUTH OF THE NORTH FORK OF THE WASHOUGAL RIVER.

Skamania County Assessor

Date 9-23-19 Parcel# 02052000021300
JW

EXHIBIT "B"
Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year .

2. **90588, BOOK 78, PAGE
166**

**EASEMENT
DELINEATED ON THE
FACE OF THE PLAT OF
SAID SUBDIVISION;
FOR INGRESS, EGRESS
AND UTILITIES.
(AFFECTS SOUTH 30
FEET)**

**DEDICATIONS,
RESTRICTIVE
COVENANTS,
EASEMENTS, BUILDING
SET BACK LINES,
SLOPE RIGHTS, AND
RESERVATIONS, AS
DISCLOSED ON THE
FACE OF SAID PLAT.**

**COVENANTS,
CONDITIONS AND
RESTRICTIONS
CONTAINED IN
INSTRUMENT;
AUDITOR'S FILE NO.:**

**ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE
WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.**

**ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE
LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY
WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS
NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.**