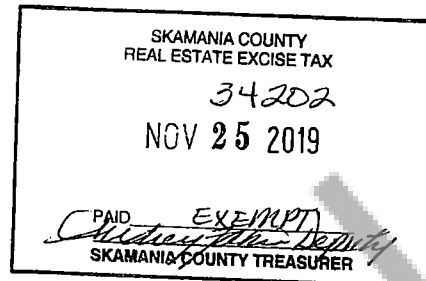




**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

MARILYN K. REYNOLDS, Attorney at Law
900 Washington Street, Suite 820
Vancouver, WA 98660



STATUTORY WARRANTY DEED

Grantors (Sellers): SHIMON RUSSO and CATHY A. GILBERT, Husband and Wife

Grantees (Buyers): SHIMON RUSSO and CATHY A. GILBERT, Trustees of the RUSSO/GILBERT LIVING TRUST dated November 6, 2019

Abbreviated Legal: LOT 4 CONSTANT OAK SUBD PLUS THE NA½ OF LOT 5 BK B/PG 56

Assessor's Tax Parcel # 03102241010300 *2m 11/25/19*

Other Reference Nos: 98897; 346

Documentary transfer tax is none. No consideration.

THE GRANTORS, SHIMON RUSSO and CATHY A. GILBERT, Husband and Wife,

CONVEY AND WARRANT TITLE to

SHIMON RUSSO and CATHY A. GILBERT, Trustees of the RUSSO/GILBERT LIVING TRUST dated November 6, 2019.

the following-described real estate situated in the County of Skamania, State of Washington, including any interest therein which Grantors may hereafter acquire:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: See Exhibit B attached hereto and made a part hereof

STATUTORY WARRANTY DEED

Page 1

(RUSSO; Shimon and Cathy Gilbert/D Deed to Trust (52 Constant Drive, Underwood, WA 98651 (2019))

PABST HOLLAND & REYNOLDS, PLLC
ATTORNEYS AT LAW
900 Washington Street, Suite 820
Vancouver, Washington 98660
(360) 693-1910 • (503) 222-9201

Real Estate Excise Tax No: 30559

DATED: November 6, 2019

Shimon Russo
SHIMON RUSSO

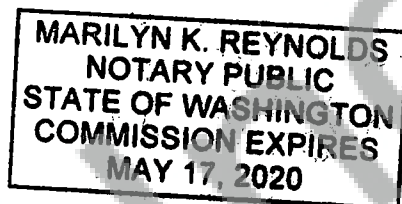
Cathy A. Gilbert
CATHY A. GILBERT

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that SHIMON RUSSO and CATHY A. GILBERT appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it as their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: November 6, 2019

Marilyn K. Reynolds
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 5/17/2020



STATUTORY WARRANTY DEED

Page 2

(RUSSO; Shimon and Cathy Gilbert/D Deed to Trust (52 Constant Drive, Underwood, WA 98651 (2019))

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EXHIBIT A

Lot 4 CONSTANT OAK SUBDIVISION, according to the recorded plat thereof recorded in Book 'B' of Plats, Page 56, in the County of Skamania and State of Washington.

Together with the following:

North Half of even width of Lot 5 of the CONSTANT OAK SUBDIVISION, located in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington. Recorded in Auditor File No. 98897, February 11, 1985 in Book 'B', Page 56 of Plats, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 5, also being the Southeast corner of Lot 4 all of the afore said subdivision; thence South 1°11'42" West, along the East line of afore said Lot 5, a distance of 49.92 feet to the midpoint of said East line; thence North 89°10'05" West, parallel to the North line of said Lot 5, a distance of 186.28 feet to the West line of said Lot 5, also being the Easterly right of way of Constant Drive; thence Northerly along the Westerly line of said Lot 5 and the Easterly right of way of Constant Drive to the Northwest corner of Lot 5, also being the Southwest corner of Lot 4; thence South 89°10'05" East, along the North line of said Lot 5, a distance of 183.75 feet to the True Point of Beginning.

Skamania County Assessor

Date 11-25-19 Parcel # 03102241010300

Xm

EXHIBIT B

SUBJECT TO SPECIAL EXCEPTIONS:

1. Easement, including the terms and provisions thereof:

For : Irrigation Purposes
Recorded : December 6, 1916
Book : Q
Page : 54
Affects : Exact location not disclosed

2. Easement, including the terms and provisions thereof:

For : Irrigation Purposes
Recorded : December 6, 1916
Book : Q
Page : 418
Affects : Exact location not disclosed

**3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CONSTANT OAK SUBDIVISION.
See recorded plat for details**

4. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating 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 : February 11, 1985
Book : 84
Page : 301

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : July 1, 1997
Book : 166
Page : 728

5. Covenant regarding Road Maintenance:

Recorded : July 22, 1985
Book : 84
Page : 824

6. Restrictive Covenant regarding Road Maintenance:

Recorded : July 22, 1985
Book : 84
Page : 967

7. Conditions & Restrictions, including the terms and provisions thereof, in Contract:

Recorded : October 3, 1989
Book : 116
Page : 181