



When recorded return to:
Eric Reimer and Jamie Reimer
72 Sharleen Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Pl, Suite 100
Vancouver, WA 98683

Escrow No.: 622-113761

34238
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

DEC 10 2019

PAID 11,097.50
Cg 8/10/19
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rogier Ducloo, AS HIS SEPARATE ESTATE

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Eric Reimer and Jamie Reimer, a married couple

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.)

LOT 1 SHARLEEN JAMES SP BK 3/PG 65

G.S.

Tax Parcel Number(s): 01051800040300, 01051800040400, 01051800040000,
01051800030000, 01051700080100, 01051700080000

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

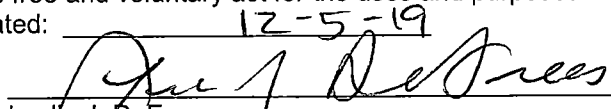
Dated: December 5, 2019


Rogier Ducloo

State of WASHINGTON
County of Clark

I certify that I know or have satisfactory evidence that Rogier Ducloo 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: 12-5-19


Leslie J. DeFrees
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: July 15, 2020

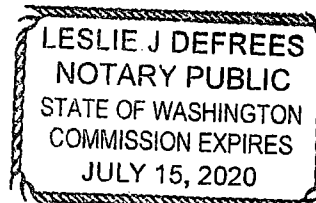


EXHIBIT "A"

PARCEL I 01-05-17-0-0-0800-00

That part of the West Half of the Southwest Quarter of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence East 20 chains; thence South 18 ½ chains; thence due West 14 chains; thence Southwesterly in a straight line to intersection of West Boundary line of said section at a point 19 chains North of the Southwest corner of the said Section 17; thence from said point North 21 chains to the place of beginning.

EXCEPTING THEREFROM Lot 4 Sharleen James Short Plat recorded in Book 3 of Short Plats, Page 65, Skamania County Records.

PARCEL II 01-05-17-0-0-0801-00

A tract of land in the Southwest Quarter of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the Sharleen James Short Plat recorded in Book 3 of Short Plats, Page 65, Skamania County Records.

PARCEL III 01-05-18-0-0-0300-00

The South Half of the Northeast Quarter of Section 18, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to Scott A. Hall by instrument recorded in Book 146, Page 979 and in Book 130, Page 371.

PARCEL IV 01-05-18-0-0-0400-00

The North Half of the Southeast Quarter of Section 18, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM the following:

- A. That portion conveyed to Matthew S. Parsons by instrument recorded in Book 206, Page 163.
- B. That portion conveyed to Edwin A. Schmid by instrument recorded in Book 147, Page 539.
- C. That portion conveyed to Scott A. Hall by instrument recorded in Book 146, Page 979.
- D. Lots 1 and 2 of the Short Plat recorded in Book 3 of Short Plats, Page 65.

PARCEL V 01-05-18-0-0-0403-00

A tract of land in the Southeast Quarter of Section 18, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Sharleen James Short Plat recorded in Book 3 of Short Plats, Page 65, Skamania County Records.

PARCEL VI 01-05-18-0-0-0404-00

A tract of land in the Southeast Quarter of Section 18, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the Sharleen James Short Plat recorded in Book 3 of Short Plats, Page 65, Skamania County Records.

Skamania County Assessor

Date 12/10/19 Parcel# 1-5-17-800 + 801
G.S. 1-5-18-300 + 400
8 403 + 404

EXHIBIT B

As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property may result.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Easement, including the terms and provisions thereof:

Recorded : May 9, 1930
Book : W
Page : 389

Easement, including the terms and provisions thereof:

Recorded : October 2, 1986
Book : 102
Page : 793
Affects : Parcels III & IV

Easement, including the terms and provisions thereof:

Recorded : April 29, 1987
Book : 105
Page : 13

Easement, including the terms and provisions thereof:

Recorded : July 24, 1987
Book : 106
Page : 158
Affects : Parcels III & IV

Road Maintenance Agreement, including the terms and provisions thereof:

Recorded : July 24, 1987
Book : 106
Page : 159

Easement, including the terms and provisions thereof:

Granted to : United States of America
Recorded : December 14, 1988
Book : 112
Page : 213

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SHARLEEN JAMES Short Plat Book 3, Page 65.

See recorded plat for details

Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:

Recorded : April 9, 2008
As : 2008169515

Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:

Recorded : August 14, 2008
As : 2008170760

Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:

Recorded : April 9, 2009
As : 2009172542

Easements and matters as shown on the Survey:

Recorded : February 8, 2010
As : 2010174848