

When recorded return to:
Jeremy W. Loud and Mandi L. Loud
502 River 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.: 622-118440

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
34271
DEC 26 2019

PAID \$5,207.00
V. C. O'Connell
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) John M. Stewart and Lianne Stewart, husband and wife; the former who acquired title as John M. Stewart, an unmarried man

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 Jeremy W. Loud and Mandi L. Loud, 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.)

Lot 7, Riverside Estates BK B PG 44 & 45

Tax Parcel Number(s): 02052930110000

Subject to: REFER TO EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 12/23/2019

John M. Stewart

Lianne Stewart

State of WASHINGTON
County of SKAMANIA
Cindy M. Schaffner

I certify that I know or have satisfactory evidence that John M. Stewart 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: 12/23/19

Name: Cindy M. Schaffner
Notary Public in and for the State of WA
Residing at: Camas
My appointment expires: 3/28/23

AND LIANNE STEWART
CINDY M SCHAFFNER
Notary Public
State of Washington
License Number 45690
My Commission Expires
May 29, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052930110000

Unofficial
Copy

EXHIBIT "A"

Lot 7 RIVERSIDE ESTATES, according to the Plat thereof, recorded in Book "B" of Plats, Page 44, records of Skamania County, Washington, Auditor's Records.

TOGETHER with the following strip of land

COMMENCING at the Southeast corner of said Lot 6;

Thence North $54^{\circ}46'15''$ West, along the South line of said Lot 6, for a distance of 484.80 feet to the TRUE POINT OF BEGINNING;

Thence continuing said South line, North $54^{\circ}46'15''$ West, for a distance of 133.16 feet to the East Right of Way line of "Jennifer Way" (60-foot wide private road easement) and the beginning of a non-tangent 110.00-foot radius curve to the left;

Thence along said East Right of Way line, along the arc of a non-tangent 110.00-foot radius curve to the left, the long chord of which bears North $21^{\circ}21'18''$ West, for a chord distance of 20.29 feet, through a central angle of $10^{\circ}34'54''$, for an arc distance of 20.32 feet;

Thence continuing along said East Right of Way line, along a revers 10.00-foot radius curve to the right, the long chord of which bears North $10^{\circ}41'27''$ West, for a chord distance of 5.50 feet, through a central angle of $31^{\circ}56'28''$, for an arc distance of 5.57 feet;

Thence leaving said East Right of Way line, South $54^{\circ}46'15''$ East, parallel with said South line, for a distance of 139.04 feet;

Thence South $09^{\circ}46'15''$ East, for a distance of 21.21 feet to the TRUE POINT OF BEGINNING;

EXCEPT the following strip of land

COMMENCING at the Northeast corner of said Lot 7;

Thence North $54^{\circ}46'15''$ West, along the North line of said Lot 7, for a distance of 333.33 feet to the True Point of Beginning;

Thence continuing said North line, North $54^{\circ}46'15''$ West, for a distance of 151.47 feet;

Thence leaving said North line, South $09^{\circ}46'15''$ East, for a distance of 21.21 feet;

Thence South $54^{\circ}46'15''$ East, parallel with said North line, for a distance of 121.47 feet;

Thence North $80^{\circ}13'45''$ East, for a distance of 21.21 feet to the TRUE POINT OF BEGINNING;

CONTAINING: 2.19 acres of land, more or less for Lot 7

BASIS OF BEARING: "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington. Auditors Records.

Date 12-26-19 Parcel # 2-5-29-3100
Skamania County Assessor

Exhibit B

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 Washougal River.

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.

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 Washougal River.

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 Washougal River.

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of RIVERSIDE ESTATES BK B/PG 44 & 45.
See recorded plat for details

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 : March 27, 1980
Book : 78
Page : 48

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

Recorded : December 9, 1985
Book : 85
Page : 421

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

Recorded : March 21, 1994
Book : 142
Page : 15

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of RIVERSIDE ESTATES Homeowners Association.

Easement, including the terms and provisions thereof:

For : Low Water Barrier Dam
Recorded : June 27, 19754
Book : 66
Page : 922

Easement, including the terms and provisions thereof:

Recorded : September 28, 1988
Book : 111
Page : 8

Taxes and assessments as they become due and payable.