



When recorded return to:  
  
Mr. and Mrs. John Larry Cody Rosander  
PO Box 1016  
Carson, WA 98610

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S20-0012TB

Statutory Warranty Deed

THE GRANTOR Joel C Battistoni, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE John Larry Cody Rosander and Ciara Ann Niedert Rosander, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Lot 2 SOBELLA SHORT PLAT #2007166402

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7-12 OF THE PRELIMINARY TITLE REPORT DATED February 18, 2020 FILE NUMBER S20-0012KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

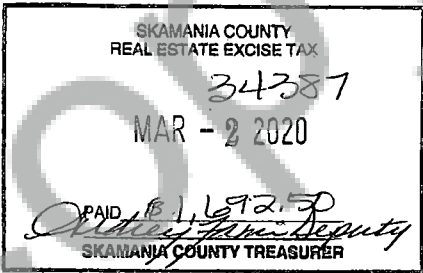
Tax Parcel Number(s): 03-07-24-0-0-1105-00

Skamania County Assessor

Dated 2/28/2020

Date 2/2/2020 Parcel# 3-7-24-1105-00

Joel C Battistoni  
Joel C Battistoni



STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Joel C Battistoni  
is the person who appeared before me, and said person acknowledged that he/she  
signed this instrument and acknowledge it to be his/her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: February 28, 2020  
Julie A Andersen  
Julie A Andersen  
Notary Public in and for the State of Washington  
Residing at Carson, Washington  
My appointment expires: June 17, 2022



## EXHIBIT A

All that portion of land lying in the Southeast Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of Lot 2 of SOBELLA Short Plat, recorded under Auditor's File No. 2007166402, said point being the True Point of Beginning; thence North  $1^{\circ} 09' 16''$  East 210.00 feet; thence South  $88^{\circ} 36' 33''$  East 330.00 feet; thence North  $1^{\circ} 09' 16''$  East 65.00 feet to the North line of said Lot 2; thence South  $88^{\circ} 36' 33''$  East 464.00 feet; thence South  $1^{\circ} 09' 16''$  West 397.29 feet; thence North  $88^{\circ} 43' 13''$  West 174.54 feet to the West line of Lot 3; thence North  $1^{\circ} 03' 16''$  East 123.00 feet; thence North  $88^{\circ} 37' 21''$  West 620.56 feet to the Point of Beginning.

Unofficial  
Copy