

When recorded return to:
James Blomdahl and Valerie Blomdahl
16600 NE 98th Street
Vancouver, WA 98682

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612860781 TB
CL15414

STATUTORY WARRANTY DEED

THE GRANTOR(S) John J. Holtmann and Kerry D. Holtmann, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to James Blomdahl and Valerie Blomdahl, 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 12, Subdivision of MARBLE MOUNTAIN RETREAT

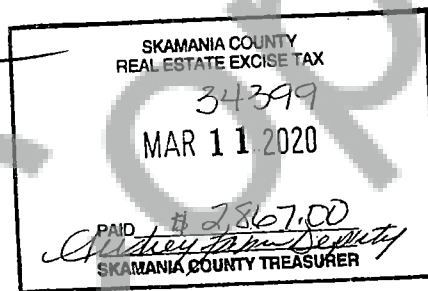
Tax Parcel Number(s): 07061840031200 2m 3/11/2020

Full Legal on page 2

Dated: March 5, 2020

John J. Holtmann

Kerry D. Holtmann



State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that John J. Holtmann and Kerry D. Holtmann 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: March 5, 2020

Eryn N. Hibbs
Notary Public in and for the State of Washington
Residing at: Battle Ground, WA
My appointment expires: August 19, 2020

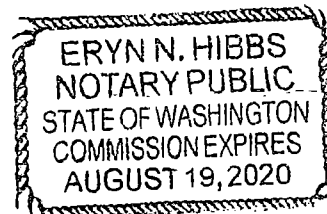


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07061840031200

LOT 12, MARBLE MOUNTAIN RETREAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 5, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 3-11-20 Parcel# 07061840031200
Am

Unofficial
Copy

EXHIBIT 'B'

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WASHINGTON VENEER CORPORATION
PURPOSE: INGRESS AND EGRESS
RECORDED: December 08, 1952
AUDITOR'S FILE NO.: 44795, BOOK 36, PAGE 61
AREA AFFECTED: BLANKET
Commitment No.: CL15414
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2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: HARBOR PLYWOOD CORPORATION, A DELAWARE CORPORATION
PURPOSE: TRUCK LOGGING ROADS
RECORDED: January 14, 1953
AUDITOR'S FILE NO.: 44925, BOOK 36, PAGE 124
AREA AFFECTED: BLANKET
ASSIGNMENT OF SAID EASEMENT:
ASSIGNEE: INTERNATIONAL PAPER COMPANY, A NEW YORK CORPORATION
RECORDED: June 16, 1958
AUDITOR'S FILE NO: BOOK 45, PAGE 67

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: U.S.A. FOREST SERVICE
PURPOSE: ROADWAY, ELECTRIC AND TELEPHONE TRANSMISSION LINES
RECORDED: November 21, 1958
AUDITOR'S FILE NO.: 54582, BOOK 45, PAGE 322
AREA AFFECTED: BLANKET

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
AUDITOR'S FILE NO.: 71741, BOOK 61, PAGE 439

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: EASEMENT DEED AND AGREEMENT
RECORDED: October 29, 2004
AUDITOR'S FILE NO.: 2004155002

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: ROADWAY EASEMENT AND MAINTENANCE
RECORDED: September 08, 2006
AUDITOR'S FILE NO.: 2006162930
SAID DOCUMENT HAS BEEN AMENDED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 2016001341 AND 2016002760.

7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: PRIVATE ROAD EASEMENT
RECORDED: August 10, 2015
AUDITOR'S FILE NO.: 2015001667

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: NON-EXCLUSIVE ROAD USE
RECORDED: December 09, 2015
AUDITOR'S FILE NO.: 2015002610
SAID DOCUMENT HAS BEEN AMENDED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 2016001341 AND 2016002760.

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

Commitment No.: CL15414
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10. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN CLEARED FOR THE LOAN POLICY WHICH WHEN ISSUED, WILL CONTAIN THE WLTA 100 ENDORSEMENT.