

When recorded return to:
James Steele and Crystal Steele
221 Little Road
Stevenson, WA 98648

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-119239

STATUTORY WARRANTY DEED

CL 15175

THE GRANTOR(S) John I. Ulver and Irene Ulver, husband and wife

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 James Steele and Crystal Steele, 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

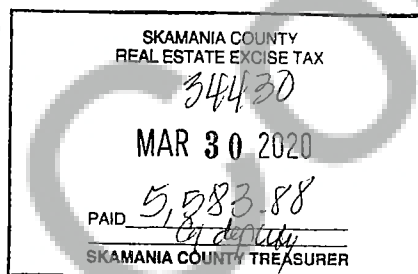
Abbreviated Legal: (Required if full legal not inserted above.)

PTN SE 1/4 SEC 26, T2N, R6EWM

Tax Parcel Number(s): 02062640180000, 02062640⁹190000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



STATUTORY WARRANTY DEED
(continued)

Dated: January 31, 2020

John I Ulver by Margaret Aris
as attorney in fact
John I. Ulver, by Margaret Aris as attorney in fact
Irene Ulver by Margaret Aris
as attorney in fact
Irene Ulver, by Margaret Aris as attorney in fact

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Margaret Aris is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in fact of John I Ulver and Irene Ulver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-10-2020

[Signature]
Name: Mark V. Korpela Jr
Notary Public in and for the State of WA
Residing at: Woodland
My appointment expires: 2-28-21

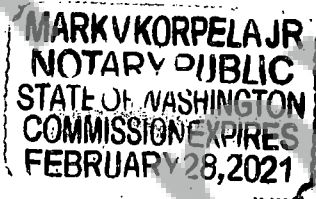


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02062640180000 and 020626401190000

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT 577 FEET NORTH AND 175 FEET WEST OF THE SOUTHWEST CORNER OF

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE NORTH 2°45' WEST ALONG THE EASTERLY LINE OF THE TRACT OF LAND CONVEYED

TO L. B. UNDERDAHL BY DEED RECORDED AT PAGE 363, VOLUME 28, DEED RECORDS OF SKAMANIA COUNTY, WASHINGTON, A DISTANCE OF 235 FEET TO THE SOUTHERLY BOUNDARY

OF A ROAD KNOWN AS LITTLE STREET;

THENCE SOUTH 81°13' EAST ALONG THE SOUTHERLY LINE OF SAID ROAD A DISTANCE OF 100

FEET;

THENCE SOUTH 2°45' EAST A DISTANCE OF 235 FEET;

THENCE NORTH 81°13' WEST 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TRACT:

BEGINNING AT A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED TERRA SURVEYING LS 18731, SET ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, BEING A POINT NORTH 01°42'37" WEST, A DISTANCE OF

493.00 FEET FROM THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, SAID POINT OF BEGINNING BEING DESCRIBED AS THE

POINT OF COMMENCEMENT OF THAT TRACT OF LAND CONVEYED TO JAMES L. LANKFORD AND

PATTY LANKFORD, ET UX, BY REAL ESTATE CONTRACT RECORDED ON MAY 12, 1994, IN BOOK

143, PAGE 89, SKAMANIA COUNTY DEED RECORDS;

THENCE NORTH 01°42'37" WEST ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER

OF THE SOUTHEAST QUARTER OF SECTION 26, A DISTANCE OF 328.62 FEET TO A POINT IN THE

MOST EASTERLY LINE OF SAID LANKFORD TRACT;

THENCE SOUTH 69°17'07" WEST A DISTANCE OF 85.60 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED TERRA SURVEYING LS 18731 SET AT THE NORTHEAST

CORNER OF THAT TRACT OF LAND CONVEYED TO JOHN I. ULVER AND IRENE ULVER, ET UX, BY

QUIT CLAIM DEED RECORDED FEBRUARY 24, 1997, IN BOOK 162, PAGE 846, SKAMANIA COUNTY

DEED RECORDS;

THENCE SOUTH 2°45'00" EAST ALONG THE EAST LINE OF SAID ULVER TRACT, A DISTANCE OF

235.00 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED TERRA SURVEYING LS 18731 FOUND AT THE SOUTHEAST CORNER THEREOF;

THENCE CONTINUING SOUTH 2°45'00" EAST ALONG THE SOUTHERLY EXTENSION OF SAID ULVER TRACT, A DISTANCE OF 51.77 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED TERRA SURVEYING LS 18731 FOUND ON THE MOST SOUTHERLY LINE OF

SAID LANKFORD TRACT;

THENCE SOUTH 81°13'04" EAST ALONG THE MOST SOUTHERLY LINE OF SAID LANKFORD TRACT A DISTANCE OF 77.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A POINT 577 FEET NORTH AND 175 FEET WEST OF THE SOUTHWEST

EXHIBIT "A"

Legal Description
(continued)

CORNER

OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2
NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON;

THENCE NORTH 81°13' WEST 100 FEET;

THENCE NORTH 2°45' WEST 235 FEET TO THE NORTH BOUNDARY OF LITTLE STREET;

THENCE IN THE EASTERLY DIRECTION, FOLLOWING THE NORTH BOUNDARY OF THAT
STREET

OR ROAD 100 FEET;

THENCE SOUTH 29°45' EAST TO THE PLACE OF BEGINNING.

Skamania County Assessor

Date 3/30/20 Parcel# 2-6-26-4-0-1800-00
G.S. 1900-00

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
RECORDED: September 24, 1930
AUDITOR'S FILE NO.: 16804
AREA AFFECTED: BLANKET
3. **RIGHTS OF THE PUBLIC, IF ANY, FOR INGRESS AND EGRESS, OVER ANY PORTION OF**
LITTLE STREET LYING ON THE SUBJECT PROPERTY.