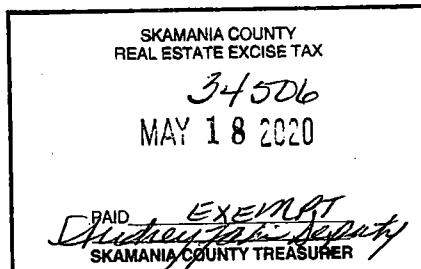




AFTER RECORDING, MAIL TO:

William H. Sumerfield
718 State Street
Hood River, Oregon 97031



Grantor(s): Barbara Schwab
Grantee(s): Johnathan Isaac Schwab
Abbreviated Legal: Ptn SE ¼ SW ¼ Section 26, Township 4 North, Range 9E
Additional legal(s): See Exhibit A G.S.
Assessor's Tax Parcel Number(s): 04092600100100

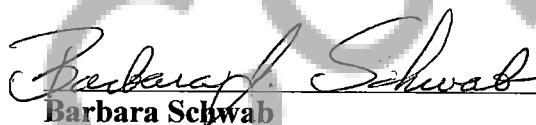
WARRANTY DEED

Barbara Schwab, Grantor, for and in consideration of zero dollars, consideration is love and affection, convey and warrant to my son Johnathan Isaac Schwab, Grantee, all that real property situated in Skamania County, State of Washington, as described in Exhibit A hereto (the "Property")

RESERVING unto Barbara Schwab, the Grantor, a life estate in the Property.

The Property is conveyed subject to all easements, restrictions, and exceptions of record.

DATED this 14 day of Feb , 2020.


Barbara Schwab

STATE OF Washington)
County of Klickitat) ss.

On this 14 day of Feb , 2020, personally appeared before me Barbara Schwab and acknowledged that the foregoing instrument is her voluntary act and deed.

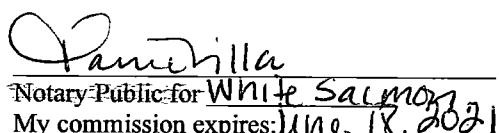

Tania E Villa
Notary Public for White Salmon
My commission expires June 18, 2021

EXHIBIT A

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 26, Township 4, North, Range 9 East of the Willamette Meridian, particularly described as follows:

Beginning at a point on the center line of Willard Road at the center of the concrete bridge over the Little White Salmon River; thence South $18^{\circ} 53'$ East along the center line of said road 76.51 feet to the true point of beginning; thence along the center line of an existing private driveway as follows: South $41^{\circ} 41'$ West 134.95 feet; thence South $48^{\circ} 13'$ West 230 feet, more or less, to an intersection with the South line of said Section; thence East along said South line 380 feet, more or less, to the center line of Willard Road; thence Northwesterly along the center line of Willard Road to the true point of beginning.

ALSO all of the property lying Southeasterly of a line extending from Willard Road to the South line of the Section, 8 feet Northwesterly from and parallel to the Northwesterly line of the above described property.

SUBJECT to an easement for road and utility purposes 16 feet wide, being 8 feet on either side of the following line; Beginning at a point on the center line of Willard Road at the center of the concrete bridge over the Little White Salmon River; thence South $18^{\circ} 53'$ East along the center line of said road 76.51 feet to the initial point of described easement; thence South $41^{\circ} 41'$ West 134.95 feet, being the terminus of the line.

ALSO SUBJECT to easements for water lines, septic tank drainage and underground power lines as same now presently exist with the right to go upon said property as may be reasonably necessary for purposes of inspection and repair.

ALSO, an undivided one-third interest in the present water pipe line from Moss Creek which provides water for domestic use on subject property and on two adjacent properties. Grantee agrees to pay one-third of any necessary costs of repair and to contribute one-third of any necessary labor.

Skamania County Assessor

Date 5-18-20 Parcel# 040926 0010 0100

Ym