



00003908202000013740040042

When recorded return to:

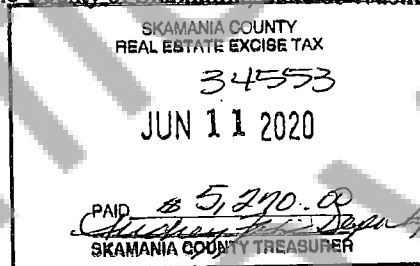
Mrs. and Mr. Jonnie Lyn Hobson

1611 Skye Road  
Washougal, WA 98671Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S20-0226JA**Statutory Warranty Deed**

THE GRANTOR Janine Hobson, as her separate estate, Steven Knutson, as his separate estate, and Duane Knutson, as his separate estate, each as tenants in common as to an undivided one-third interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Jonnie Lyn Hobson and Brian James Hobson, wife and husband the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: Ptn Sec 30 T2N R5E W.M.

For Full Legal See Attached Exhibit "A"



SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12,13 OF THE PRELIMINARY TITLE REPORT DATED APRIL 8, 2020 FILE NUMBER S20-0226KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-05-30-0-0-0100-00, 02-05-30-0-0-0100-80 YM 6/11/2020

Dated

June 8<sup>th</sup>, 2020

(This Statutory Warranty Deed is signed in counter parts)

Janine Hobson  
Janine Hobson

Duane Knutson  
Duane Knutson

Steven Knutson  
Steven Knutson

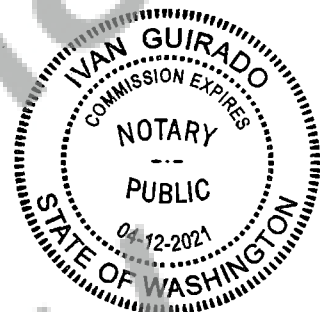
STATE OF Washington  
COUNTY OF Sitka SS:

I certify that I know or have satisfactory evidence that

are the persons who appeared before me, and said persons acknowledged that Janine Hobson  
signed this instrument and acknowledge it to be her free and voluntary act for the  
uses and purposes mentioned in this Statutory Warranty Deed.

Dated: June 8, 2020

Notary Public in and for the State of Washington  
Residing at Central WA  
My appointment expires: 04-12-2021



Janine Hobson

Steven L. Knutson  
Steven Knutson

Duane L. Knutson  
Duane Knutson

STATE OF Washington  
COUNTY OF Mason } SS:

I certify that I know or have satisfactory evidence that Duane L. Knutson and Steve Knutson  
are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this Statutory Warranty Deed.

Dated: June 8, 2020

Jeanne A. Knutson

Notary Public in and for the State of Washington  
Residing at Shelton  
My appointment expires: Oct. 22, 2023



## EXHIBIT A

That tract of land located in the East Half of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

The East Half of the Northeast Quarter of Section 30, Township 2 North, Range 5 East, Willamette Meridian, EXCEPTING THEREFROM the following described property:

Commencing at the point of intersection of the line dividing the East Half and the West Half of the Northeast Quarter of Section 30 aforesaid with the South line of said Northeast Quarter; thence North along said division line 650 feet to the point of beginning; thence continuing North along said division line 200 feet to a point; thence East at right angles to said division line 450 feet to a point; thence South at right angles to the last described line 200 feet to a point; thence West at right angles to the last described line 450 feet to the true point of beginning;

ALSO EXCEPTING THEREFROM the following described real property:

Beginning at the Southwest corner of the East Half of the Northeast Quarter of Section 30; thence North  $0^{\circ} 49' 4''$  East along the West line of the East Half of said Northeast Quarter a distance of 650 feet; thence South  $89^{\circ} 10' 50''$  East a distance of 450 feet; thence North  $0^{\circ} 49' 04''$  East a distance of 200 feet; thence South  $89^{\circ} 10' 50''$  East a distance of 900.82 feet to the East line of said Northeast Quarter; thence South  $1^{\circ} 20' 48''$  West along the East line of said Northeast Quarter, a distance of 841.62 feet to the Southeast corner of said Northeast Quarter; thence North  $89^{\circ} 32' 24''$  West along the South line of said Northeast Quarter a distance of 1343.08 feet to the true point of beginning;

FURTHER EXCEPTING THEREFROM those portions thereof, if any, lying within SKYE PRAIRIE ESTATES Short Plat, Auditor's File Number 2019001393 and lying within SKYE FLATS Short Plat, Auditor's File Number 2020000198, Skamania County Records.

ALSO EXCEPTING THEREFROM that portion described in Deed recorded as Auditor's File Number 2019000110, being the North 40 feet.

ALSO EXCEPT that portion lying within public roads.

ALSO EXCEPT any portion conveyed to the United States of America for the Bonneville Power Administration.

Skamania County Assessor

Date 6-11-20 Parcel# 02053000010000  
02053000010080  
217