



When recorded return to:

Japache Record Company LLC, a Washington
limited liability company
13018 NE 13th Avenue
Vancouver, WA 98685

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612864940

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zivio, LLC., an Oregon limited liability company

for and in consideration of One Hundred Seventy Five Thousand Dollars (\$175,000.00) and other
valuable consideration in hand paid, conveys, and warrants to Japache Record Company LLC, a
Washington limited liability company

the following described real estate, situated in the County of Skamania, State of Washington:

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

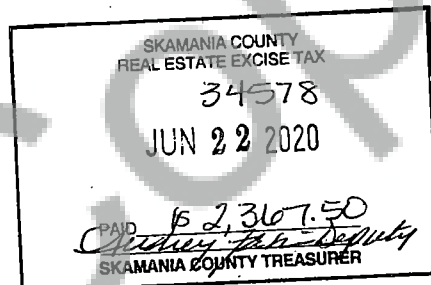
Abbreviated Legal: (Required if full legal not inserted above.)

Lot 4 DIAMOND CREEK COVE BK 3/PG 433

Tax Parcel Number(s): 07052200020300 ym 6/22/2020

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: June 8, 2020

Zivio, LLC., an Oregon limited liability company

Marc D. Mueller
By: Marc D. Mueller
Its: Member/Manager

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Marc D Mueller 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 Member/ Manager of Zivio, LLC., an Oregon limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/15/2020

Cindy M Schaffner
Name: Cindy M Schaffner
Notary Public in and for the State of WA
Residing at: Cheney
My appointment expires: 5/29/23



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07052200020300

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 23, Township 7 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as

follows:

Lot 4 of the Diamond Creek Cove Short Plat, recorded in Book 3 of Short Plats, Page 432, Skamania County Records.

Skamania County Assessor

Date 6-22-20 Parcel# 07052200020300
jm

Unofficial
Copy

EXHIBIT "B"

1. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Swift Reservoir.
2. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
3. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Swift Reservoir.
4. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Swift Reservoir.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of DIAMOND CREEK COVE BK 3/PG 432.
7. Easement, including the terms and provisions thereof:
Granted to : Pacific Power and Light
Recorded : December 24, 1959
Book : 46
Page : 477
8. Reservation of Oil, Gas and Other Minerals as contained in Statutory Warranty Deed, including the terms and provisions thereof:
Grantor : Weyerhaeuser Company
Grantee : Weyerhaeuser Real Estate Company
Recorded : May 18, 1998
Book : 177
Page : 207
"The scheduling of this exceptions does not alter or limit the scope of exception 3 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."
9. Reservations, Conditions & Restrictions, including the terms and provisions thereof, in Deed:
Recorded : May 18, 1998
Book : 177
Page : 207
10. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : January 13, 2004
Book : 256
Page : 578

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of the Homeowners Association.