

When recorded return to:

Mr. and Mrs. James T Waters
71 Cloverdale
Carson, WA 98610

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S20-0449TB

Statutory Warranty Deed

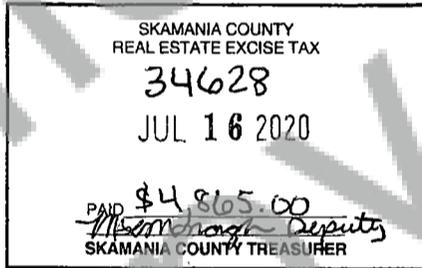
THE GRANTOR Emil L. Zurcher, Trustee of the Emil L. Zurcher Trust Under Agreement Dated October 20, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE James T Waters and Debra K Waters, husband and wife the following described real estate, situated in the County of Skamania, State of Washington.

Abbreviated Legal:
Ptn Sec 20, T3N, R8E W.M., of Skamania County, in the State of Washington.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9 AND 10 OF THE PRELIMINARY TITLE REPORT DATED June 23, 2020 FILE NUMBER S20-0449KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-20-2-4-0300-00



Dated 7/15/2020

Emil L Zurcher Trust U/A/D October 20, 2004

Emil L Zurcher, Trustee
By: Emil L Zurcher, Trustee

STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Emil L Zurcher is/are the person(s) who appeared before me, and said person(s) acknowledge that He signed this instrument, on oath stated He is/are authorized to execute the instrument and acknowledge that as the Trustee of Emil L Zurcher Trust U/A/D October 20, 2004 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 15, 2020

Tami Blake

Tami Blake
Notary Public in and for the State of Washington
Residing at Stevenson
My appointment expires: 08-09-2020



EXHIBIT A

The Northwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT THEREFROM the following:

1. All that portion lying North of the South line of a tract of land conveyed to Emmy Birkenfeld Trustee recorded in Book 153, Page 464.
2. D.N.O. Short Plat recorded in Book 3 of Short Plats, Page 163.
3. That portion conveyed to T. Peter Steadman et ux by instrument recorded in Auditor File No. 2008170169.

FURTHER EXCEPTING THEREFROM that portion described as follows:

A tract of land located in the Northwest quarter of the Southeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, and State of Washington being more particularly described as follows:

Beginning at a point on the east line of the Northwest quarter of the Southeast quarter of said Section 20, that bears North 00°55'33" East, a distance of 1419.00 feet from the southeast corner of the Southwest quarter of said Southeast quarter; said point being the northeast corner of that tract of land conveyed to Trailhead Holding, LLC, a Washington Limited Liability Company, by deed recorded March 17, 2015 as Auditor's File No. 2015000467, Skamania County Records;

thence along the north line of said Trailhead Holding, LLC tract, North 89°04'27" West, a distance of 396.00 feet to a 1/2" iron rod with yellow plastic cap marked "WYEAST PLS 29288" at the northwest corner thereof; thence along the west line of said Trailhead Holding, LLC tract, South 00°55'33" West, a distance of 105.27 feet to a similar iron rod on the south line of the Northwest quarter of said Southeast quarter; thence along said south line, North 89°15'29" West, a distance of 450.00 feet to a similar iron rod; thence parallel with the east line of said quarter-quarter, North 00°55'33" East, a distance of 260.00 feet to a similar iron rod; thence parallel with the south line of said quarter-quarter, South 89°15'29" East, a distance of 581.68 feet to the west line of the D.N.O. Short Plat, recorded in Book 3 of Short Plats, Page 163; thence along the west line of said D.N.O. Short Plat, South 00°54'18" West, a distance of 115.17 feet to a 5/8" iron rod found at the southwest corner thereof; thence along the south line of said D.N.O. Short Plat, South 89°09'13" East, a distance of 233.84 feet to a 5/8" iron rod found at the southeast corner thereof; thence along the easterly extension of the south line of said short plat, South 89°09'13" East, a distance of 30.44 feet to the east line of the Northwest quarter of said Southeast quarter; thence along said east line, South 00°55'33" West, a distance of 40.34 feet to the point beginning.

Subject to the Wind River Highway right of way.

Skamania County Assessor

Date 7-15-20 Parcel# 3-8-20-2-4 - 300
DPO