



When recorded return to:

Mr. and Mrs. John-Trey J Derbes
111 Monarch Rd.
Cougar, WA 98616

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S20-0499JA

Statutory Warranty Deed

THE GRANTOR Richard Dietrich and Nancy Dietrich, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE John-Trey J Derbes and Melanie S Derbes, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Lot 1 Amanda's Hideout Short Plat #2006161768

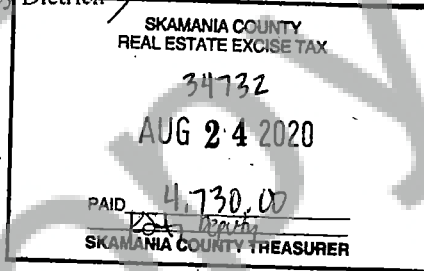
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 07-06-34-0-0-0202-00 *Im 8/24/2020*

Dated 8-20-2020

Richard Dietrich
Richard Dietrich

Nancy Dietrich
Nancy Dietrich



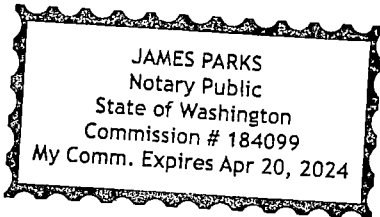
STATE OF Washington }
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that Richard Dietrich and Nancy Dietrich

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 instrument.

Dated: 20 August 2020

James Parks



Notary Public in and for the State of Washington
Residing at 9608 NE 163 St. Vancouver, WA 98662
My appointment expires: 4-20-2024

EXHIBIT A

A portion of Lot 4 of the SWIFT VIEW Short Plat, as recorded in Book 3 of Short Plats, Page 374, Skamania County Records and a portion of Lot 1 of AMANDA'S HIDEOUT Short Plat, as recorded in Skamania County Auditor File No. 2006161768, both being in the North half of the Northwest Quarter of Section 34, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of Lot 1 of AMANDA'S HIDEOUT Short Plat, said point being North $88^{\circ} 46' 11''$ West, 1035.00 feet from a DNR concrete monument at the Quarter corner between Sections 27 and 34; thence South $27^{\circ} 27' 54''$ East, along the East line of Lot 1, for a distance of 214.79 feet to the True Point of Beginning; thence leaving said East line, South $63^{\circ} 00' 00''$ West, 120.12 feet; thence South $21^{\circ} 05' 24''$ East, parallel with and 20 feet Easterly from the West line of Lot 1, for a distance of 106.50 feet; thence North $88^{\circ} 49' 03''$ West, 21.61 feet to said West line at a point that bears South $21^{\circ} 05' 24''$ East, 21.61 feet from the Northeast corner of Lot 4 of the SWIFT VIEW Short Plat; thence continuing North $88^{\circ} 49' 03''$ West, parallel with and 20 feet Southerly of the North line of Lot 4, for a distance of 151.29 feet; thence South $21^{\circ} 05' 24''$ East, 198.25 feet to the South line of Lot 4; thence South $88^{\circ} 46' 11''$ East, 151.34 feet to the Southeast corner of Lot 4; thence South $21^{\circ} 05' 24''$ East, along the West line of Lot 1 AMANDA'S HIDEOUT Short Plat, 198.25 feet to the Southwest corner of Lot 1 on the centerline of Monarch Road; thence following said centerline Northeasterly, along the arc of a 155.00 foot radius curve to the left (the radial bearing of which is North $51^{\circ} 48' 44''$ West) through a central angle of $24^{\circ} 03' 52''$, for an arc distance of 65.10 feet; thence North $14^{\circ} 07' 24''$ East, 67.82 feet; thence along the arc of a 70.00 foot radius curve to the right, through a central angle of $49^{\circ} 50' 22''$, for an arc distance of 60.89 feet; thence North $63^{\circ} 57' 46''$ East, 150.00 feet to the Southeast corner of Lot 1; thence North $58^{\circ} 00' 00''$ West, 220.00 feet to an angle point in the East line of Lot 1; thence North $27^{\circ} 27' 54''$ West, 140.00 feet to the True Point of Beginning.

Skamania County Assessor

Date 8-24-20 Parcel# 07063400020200

Jm