

When recorded return to:
Sara Anette Dimitt and Ariston Claussen
52 Canyon Creek Road
Washougal, WA 98671

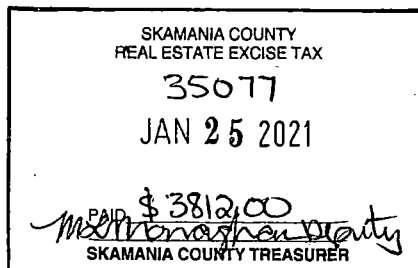
Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612871971



STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Ann Boyle, a widow

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Sara Anette Dimitt and, unmarried and Ariston Claussen, unmarried

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.)

~~Plat~~ Lot 1 Nordal S/P Bk 2 / Pg 31

Tax Parcel Number(s): 01051000020100

G.S.

Subject to:

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Reservation of Oil, Gas and Other Minerals as contained in Deed, including the terms and provisions thereof:
Grantor : State of Washington
Grantee : Emory F Stevenson
Recorded : November 14, 1917
Book : Q
Page : 325
"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."
4. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of NORDALL Short Plat Book 2, Page 31.
See recorded plat for details

STATUTORY WARRANTY DEED
(continued)

5. 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 : March 16, 1978
Book : 74
Page : 797
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : May 3, 2000
Book : 198
Page : 985
6. Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:
Recorded : June 9, 2010
As : 2010175700
Said Conditions and Restrictions were amended/modified by instrument:
Recorded : June 9, 2010
As : 2010175701
7. Letter of Authorization, including the terms and provisions thereof:
Regarding : St. Cloud Mitigation Site
Recorded : August 9, 2010
As : 2010176128
8. Release of Damages, including the terms and provisions thereof:
Recorded : December 21, 2011
As : 2011179707

Dated: January 21, 2021

Mary Ann Boyle
Mary Ann Boyle

State of WASHINGTON
County of ~~SKAMANIA~~ Spokane
West-Id

I certify that I know or have satisfactory evidence that Mary Ann Boyle is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 21, 2021

Matthew C Hellstrom
Name: Matthew C Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane
My appointment expires: May 20, 2023

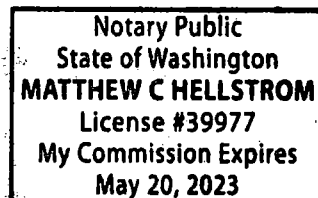


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01051000020100

A tract of land in the North Half of Section 10, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the NORDALL Short Plat, recorded in Book 2 of Short Plats, Page 31, Skamania County Records.

EXCEPTING THEREFROM that portion conveyed to State of Washington, acting by and through its Department of Transportation by Deed recorded in Auditor File Number 2010175968, Skamania County Records.

Skamania County Assessor

Date 1-25-21 Parcel# 1-5-10-20\
G.S.