



When recorded return to:

Mr. and Mrs. Joseph M Simon  
440 NW Frank Johns Rd.  
Stevenson, WA 98648

Filed for Record at Request of  
Columbia Gorge Title  
Escrow Number: S21-0048JA

### Statutory Warranty Deed

THE GRANTOR Tyson R. Schupbach, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Joseph M Simon and Sarah M Simon, a married couple the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Ptn. Sec 36 T3N R7E W.M.

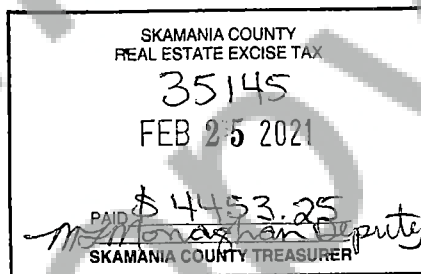
For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9 OF THE PRELIMINARY TITLE REPORT DATED FEBRUARY 17, 2021 FILE NUMBER S21-0048KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-1-4-1800-00

Dated 02/23/2021

Tyson R Schupbach  
Tyson R Schupbach

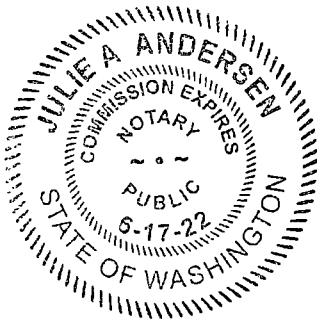


STATE OF Washington }  
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Tyson R Schupbach

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 23, 2021



Julie A Andersen  
Notary Public in and for the State of Washington  
Residing at Carson Washington  
My appointment expires: June 17, 2022

## EXHIBIT A

A tract of land located in Lot 12 of STEVENSON PARK ADDITION, according to the official Plat thereof, on file and of record at Page 38 of Book 'A' of Plats, records of Skamania County, Washington, described as follows:

Beginning at a point marking the intersection of the Westerly right of way line of the county road known and designated as Strawberry Road with the center line of the county road known and designated as Frank Johns Road; thence following the center line of said Frank Johns Road North 42° 44' West 189.13 feet; thence North 17° 44' West 159.87 feet; thence North 19° 18' West 21.3 feet; thence departing from said center line North 76° 40' East to intersection with an unnamed creek and the Easterly line of the said Lot 12; thence following the Easterly line of the said Lot 12 to intersection with the Westerly right of way line of said Strawberry Road; thence following the Westerly right of way line of the said Strawberry Road Southerly to the point of beginning.

EXCEPT that portion conveyed to Arthur B. Franklin, et ux, by instrument recorded in Book 56, Page 267.

ALSO EXCEPT that portion lying within the right of way of Frank Johns Road.

Skamania County Assessor

Date 2/25/21 Parcel # 3-7-36-1-4-1800

*(Signature)*