



AFTER RECORDING MAIL TO:

Hix Snedeker Development LLC
P.O. Box 130, 805 Trione Avenue
Daphne, AL 36526

Filed for Record at Request of:
First American Title Insurance Company National Commercial
Services

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **NCS-1012266-OR1 (RM)**

Date: **February 26, 2021**

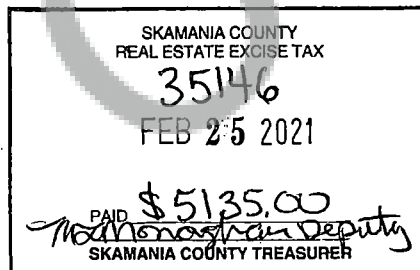
Grantor(s): **Jambo Trading, LLC**
Grantee(s): **Hix Snedeker Development LLC**
Abbreviated Legal: **PTN SEC 20, T3N, R8E WM**
Additional Legal on page: **3**
Assessor's Tax Parcel No(s): **03082021010000** (DM)

THE GRANTOR(S) Fee interest in Jambo Trading, LLC, a Washington limited liability company, for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Hix Snedeker Development LLC, an Alabama limited liability company, the following described real estate, situated in the County of Skamania, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

see attached exhibit A

Subject To: None



APN: 03082021010000

Statutory Warranty Deed
- continued

File No.: NCS-1012266-OR1 (RM)

Jambo Trading, LLC, a Washington limited liability
company

By: 
Name: Sveta Patel
Title: Member/Manager

STATE OF _____)
COUNTY OF _____)-ss

I certify that I know or have satisfactory evidence that **Sveta Patel**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Member/Manager** of **Jambo Trading, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at: _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

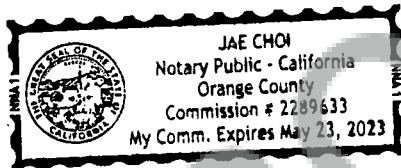
State of California

County of Orange

On 02/23/2021 before me, Jae Choi, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Sveta Patel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: 02/23/2021 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Sveta Patel
☐ Corporate Officer -- Title(s): _____
☐ Partner -- ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer -- Title(s): _____
☐ Partner -- ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer is Representing: _____

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 347 FEET; THENCE WEST 239 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID WEST HALF OF SAID NORTHEAST QUARTER 347 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST 239 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN WIND RIVER HIGHWAY AND METZGER ROAD.

ALSO EXCEPT THE WEST 15 FEET AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 158, PAGE 529.

BEING MORE PARTICULARLY DESCRIBED PURSUANT TO AN AS SURVEYED LEGAL DESCRIPTION, AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 0°53'19" WEST, 347.00 FEET; THENCE SOUTH 89°58'01" WEST, 73.85 FEET TO THE WESTERLY RIGHT OF WAY OF THE WIND RIVER HIGHWAY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°32'17" WEST, 150.36 FEET; THENCE NORTH 0°55'19" EAST, 317.00 FEET TO THE SOUTH RIGHT OF WAY OF METZGER ROAD; THENCE SOUTH 89°32'17" EAST, 140.40 FEET, ALONG SAID SOUTHERN RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY OF WIND RIVER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 5,654.53 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°12'48" AN ARC DISTANCE OF 317.12 FEET ALONG SAID WESTERLY RIGHT OF WAY, WITH A LONG CHORD BEARING SOUTH 0°52'41" EAST A DISTANCE OF 317.08 FEET TO THE TRUE POINT OF BEGINNING.

Tax Parcel ID No. 03082021010000

Skamania County Assessor

Date 2/25/21 Parcel# 3-8-20-2-1-100