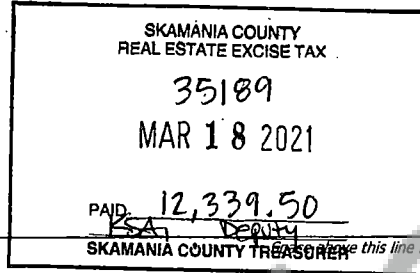


AFTER RECORDING MAIL TO:

Aaron Scott James and Korinne Ann James
2841 SW Hume Court
Portland, OR 97219



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

STATUTORY WARRANTY DEED

File No: 4283-3666898 (SC)

Date: February 23, 2021

Grantor(s): Daniel E. Schroeder

Grantee(s): Aaron Scott James and Korinne Ann James and Meagan Tuhy and Dennie Wendt

Abbreviated Legal: Ptn. Sec 31, T3N, R8E W.M.

Additional Legal on page:

Assessor's Tax Parcel No(s): 03083100070000

THE GRANTOR(S) Daniel E. Schroeder, an unmarried person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Aaron Scott James and Korinne Ann James, husband and wife and Meagan Tuhy and Dennie Wendt, wife and husband**, 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:

Beginning at a point 1,800 feet south of the Quarter corner common to Sections 30 and 31, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, thence North 55° 30' East 1,007 feet to the Northeast corner of a tract of land conveyed to C. M. Youmans by deed recorded at Page 11 of Book R of Deeds, records of Skamania County, Washington, said point being the initial point of the tract hereby described; thence South to the meander line of the Columbia River; thence following the meander line of the Columbia River upstream to a point 200 feet East of Smith Creek; thence Northerly following a line parallel to and 200 feet distant, measured Easterly at a right angle, from the center of the channel of Smith Creek to intersection with the Southerly right-of-way line of Primary State Highway 8; thence following the Southerly right-of-way line of said highway in a Westerly and Southerly direction to a point on the Easterly boundary thereof which is South 55° 30' West from the initial point; thence North 55° 30' East to the initial point;

EXCEPTING THEREFROM the right-of-way acquired by the Spokane, Portland & Seattle Railway Co by Deed recorded in Book I at Page 425 and in Book K at Page 14, Skamania County Records.

FURTHER EXCEPTING THEREFROM a tract of land located in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 1,800 feet South of the Quarter corner common to Sections 30 and 31, thence North 55° 30' East 1,007 feet to the Northeast corner of a tract of land conveyed to C. M. Youmans by Deed recorded at Page 11 of Book R of Deeds, records of Skamania County, Washington; thence East 350 feet to the initial point of the tract hereby described; thence North 180 feet; thence East to the center of the channel of Smith Creek; thence following the center of the channel of Smith Creek in a Southeasterly direction to intersection with the Northerly line of the right-of-way acquired by the Spokane, Portland & Seattle Railway Co.; thence following the Northerly line of said railway right-of-way South 69° 40' West to a point due South from the initial point; thence North to the initial point.

TOGETHER THEREWITH all that portion of the following described real property lying Northerly of the Burlington Northern Railroad easement and Easterly of Sweeney Road:

A tract of land located in Government Lot 5 of Section 31, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is 1,800 feet South of quarter corner between Sections 30 and 31, thence following the meanderings of the county road as the same was laid out and established on October 11, 1909, to a point 1,007 feet distant from the North 55° 30' East of the point of beginning; thence South 799 feet to a point on a rock ledge (witness an iron stake near a fir tree 2 feet in diameter North 40° West 3 feet distant); thence South 60° 30' West 370 feet along the edge of the rock ledge; thence South 300 feet; thence South 75° 30' West 520 feet; thence North 840 feet to the point of beginning.

Skamania County Assessor

Date 3/18/21 Parcel# 3-8-31-706


Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



Daniel E. Schroeder

STATE OF Washington)
COUNTY OF ~~Skamania~~ ^{CLARK})-ss
~~Skamania~~)

I certify that I know or have satisfactory evidence that **Daniel E. Schroeder**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-15-2021



Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: 2-3-2022

