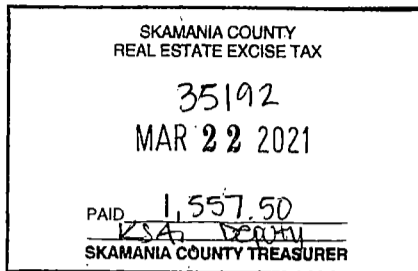


When recorded return to:

Joseph H Reidy
7935 SE Alder Street
Portland, OR 97215

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S21-0158JA



Statutory Warranty Deed

THE GRANTOR James L. Fagerness and Charlene M. Fagerness, 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 Joseph H Reidy, a single man the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: E 75' Lot 3 & W 25' Lot 4 Blk 2 FIRST ADDITION HILLCREST ACRE TRACTS Bk A/Pg 97

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 8,9 OF THE PRELIMINARY TITLE REPORT DATED MARCH 5, 2021 FILE NUMBER S21-0158KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-75-36-3-2-2201-00
Dated 3-22-2021
Skamania County Assessor
Date 3/22/21 Parcel# 3-75-36-3-2-2201

James L Fagerness
James L Fagerness

Charlene M. Fagerness
Charlene M Fagerness

STATE OF Washington
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that James L Fagerness and Charlene M Fagerness

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: March 22, 2021

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



EXHIBIT A

The East 75 feet of Lot 3 and the West 25 feet of Lot 4, Block 2 of FIRST ADDITION TO HILLCREST ACRE TRACTS, according to the official plat thereof on file and of record at Page 97 of Book 'A' of Plats, records of Skamania County, Washington.

EXCEPTING THEREFROM the following:

Commencing at the Southeast corner of Lot 3, Block 2, First Addition to Hillcrest Acre Tracts, according to the Plat thereof, on file and recorded in Book 'A' of Plats on Page 97, Skamania County Records; thence South $89^{\circ} 04' 37''$ East, 5.00 feet, along the South line of Lot 4, to the Point of Beginning; thence North $00^{\circ} 37' 00''$ East, 96.70 feet, being 5.00 feet East of and parallel with the East line of said Lot 3; thence South $89^{\circ} 04' 37''$ East, 20.00 feet to a point on the West line of that certain tract conveyed to James A. Mickel and Teri J. Mickel, in Statutory Warranty Deed, recorded June 22, 1983 in Book 82, Page 412, Skamania County Records; thence South $00^{\circ} 37' 00''$ West, 96.70 feet, along last said West line to a point on the South line of said Lot 4; thence North $89^{\circ} 04' 37''$ West, 20.00 feet back to the Point of Beginning.

FURTHER EXCEPTING THEREFROM the following:

A strip of land located in Lot 3 of Block 2, FIRST ADDITION TO HILLCREST ACRES TRACTS, recorded in Book A, Page 97 of Plats, Skamania County Records, located in the Southwest Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7.5 East of the Willamette Meridian, City of Stevenson, County of Skamania, State of Washington; more particularly described as follows:

Commencing at the Southwest corner of Lot 3 of said Block 2, FIRST ADDITION TO HILLCREST ACRES TRACTS; thence South $89^{\circ} 04' 37''$ East, 25.00 feet, along the Northerly right-of-way of Hill Crest Avenue, to a 5/8 inch rebar, set in Boundary Line Adjustment Survey, A.F.N. 2018000840; thence, continuing South $89^{\circ} 04' 37''$ East, 3.25 feet to a point, on the Southerly projection of an existing fence line; thence North $01^{\circ} 19' 36''$ East, 110.97 feet along an existing fence line to an angle point on the existing fence line; thence North $00^{\circ} 30' 45''$ East, 20.30 feet along said existing fence line to a point on the Southerly right-of-way of Loop Road, said point being on a concave curve, having a radius of 375.92 feet; thence, Westerly along said curve an arc distance of 4.78 feet through a central angle of $00^{\circ} 43' 43''$, and a chord that bears South $74^{\circ} 16' 33''$ West, a distance of 4.78 feet to a 5/8 inch rebar, set in Boundary Line Adjustment Survey, A.F.N. 2018000840; thence South $00^{\circ} 37' 00''$ West, 129.89 feet, parallel with the West line of said Lot 3, back to the Point of Beginning.