

When recorded return to:

Mr. and Mrs. Howard M Lazarus
11398 SW Artesa Ct.
Portland, OR 97225

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S20-0668JA

Statutory Warranty Deed

THE GRANTOR Milton Earl Duncan and Mary M. Duncan, 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 Howard M Lazarus and Lee Alexandra Lazarus, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:


Abbreviated Legal: Ptn Sec 34, T2N, R6E W.M.

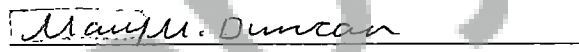
For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12,15,16,24,25 OF THE PRELIMINARY TITLE REPORT DATED APRIL 7, 2021 FILE NUMBER S20-0668KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

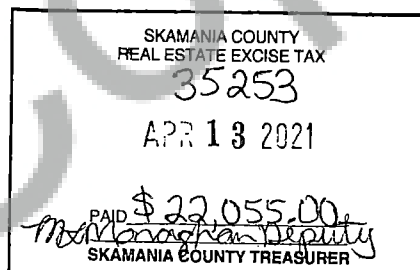
Tax Parcel Number(s): 02-06-34-1-4-5800-00 JM 4/13/21

Dated April 12, 2021


Milton Earl Duncan


Mary M Duncan

STATE OF Washington }
COUNTY OF Skamania } SS:



I certify that I know or have satisfactory evidence that Milton Earl Duncan and Mary M Duncan

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: April 12, 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 in the Northeast Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of said Government Lot 1 marked by the Northeast corner of Government Lot 2 of said Section 34; thence South $01^{\circ} 12' 53''$ West 313 feet; thence North $80^{\circ} 12' 53''$ East, 142 feet; thence North $00^{\circ} 12' 53''$ East 313 feet; thence South $80^{\circ} 12' 53''$ West, 142 feet to the point of beginning. Together with all that real property lying South of said tract and within the Easterly and Westerly lines of said tract extending Southerly to the meander line of the Columbia River.

TOGETHER AND WITH A tract of land in Government Lot 2 in Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Northeast corner of said Government Lot 2 of said Section 34; thence North $88^{\circ} 41' 07''$ West 32.64' along the North line thereof; thence South $00^{\circ} 29' 28''$ West 285.16'; thence North $76^{\circ} 10' 52''$ East 30.06' to the East line of said Government Lot 2; thence North $01^{\circ} 12' 53''$ East 277.28' along said East line of Government Lot 2 to the True Point of Beginning.

EXCEPTING THEREFROM the following described tract of land:

Commencing at a point on the West line of said Government Lot 1 marked by the Northeast corner of Government Lot 2, said Section 34; thence North $80^{\circ} 12' 53''$ East 94.55 feet to the true point of beginning; thence continuing North $80^{\circ} 12' 53''$ East 47.45 feet to the Easterly line of a tract of land deeded to C.A. and W.L. Sams as recorded in Book Z, Page 204 of Skamania County Deed Records; thence South $01^{\circ} 12' 53''$ West 313.00 feet along said Easterly line of Sams Tract; thence South $80^{\circ} 12' 53''$ West 38.87 feet; thence North $00^{\circ} 20' 04''$ West 311.48 feet to the True Point of Beginning.

Skamania County Assessor

Date _____ Parcel# _____