

When recorded return to:

William J. Hooper, Trustee of The WRH-MJH
Trust, fbo William John Hooper 06/07/2020
2316 NE 26th Avenue
Camas, WA 98607

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

41 SW Russel Ave
Stevenson, WA 98648

Escrow No.: 612875105

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol Collier, a widow

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to William J. Hooper, Trustee of The WRH-MJH Trust, fbo William
John Hooper 06/07/2020

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN. SEC 23, T3N, R8E W.M.

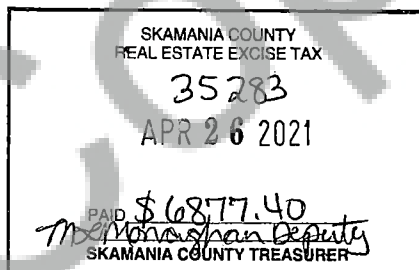
Tax Parcel Number(s): 03082300500400, 03082300500403 (SW)

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 20, 2021


Carol Collier



State of WASHINGTON
County of SKAMANIA **CLARK**
JU

I certify that I know or have satisfactory evidence that Carol Collier is the person who appeared before
me, and said person acknowledged that he signed this instrument and acknowledged it to be his free
and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/23/2021





Name: Jasmine Castro
Notary Public in and for the State of Washington
Residing at: Vancouver WA
My appointment expires: 11/20/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03082300500400 and 03082300500403

All that portion of the particular tract of land as described as Parcel 1 conveyed to Tatsunoshin and Miyoko Ohki and Nihon Ido Kyoshitsu Kyokai by deed recorded May 11, 1995 in Book 149, Page 818 and 819, Auditor's File No. 122284, Skamania County Deed Records, in the County of Skamania, State of Washington, Lying North and West of the following described line:

Commencing at the Southwest corner of Section 23, Township 3 North, Range 8 East, W.M.; thence North 01° 05' 30" West 672.28 feet more or less along the West line of said Section 23 to the Northwest corner of Lot 1 of the Bernice Berge Short Plat as shown and described on the map thereof recorded in Book 3, Page 93 of Short Plats, Skamania County Auditor No. 101141, recorded May 14, 1986; thence South 89° 32' 59" East 718.15 feet along the North line of said Lot 1 to the Northeast corner of said Lot 1 and the true point of beginning, said point of beginning being a 5/8" diameter rebar with cap; thence North 34° 23' 29" East 1071.18 feet more or less to the centerline of Berge County Road and the terminus of this described Centerline.

Skamania County Assessor

Date 4/26/21 Parcel# 3-8-23-5004
② 3-8-23-5004-03

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BERNICE BERGE SHORT PLAT Book 3 Page 93.
See recorded plat for details
4. Easement, including the terms and provisions thereof:
Recorded : January 30, 1998
Book : 172
Page : 929
5. Skamania County Community Development Department Administrative Decision, including the terms and provisions thereof:
Recorded : June 18, 2014
As : 2014000974
6. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : August 20, 2014
As : 2014001374
7. Roadway / Drainage Maintenance Agreement, including the terms and provisions thereof:
Recorded : May 20, 2015
As : 2015000950