



When recorded return to:

Mr. and Mrs. Steven Beard
6424 NE 35th Ave
Portland, OR 97211

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S21-0222JA

Statutory Warranty Deed

THE GRANTOR Garry W. Kyle, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Steven Beard and Shelly Beard, a married couple the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Ptn SE ¼ Sec 22, T3N, R8E W.M.

For Full Legal See Attached Exhibit "A"

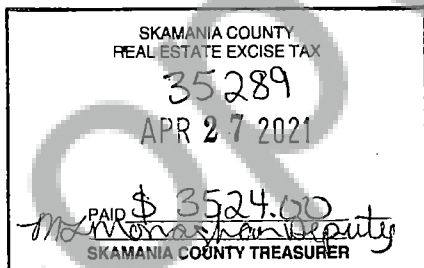
TOGETHER WITH all Oil, Gas and any other mineral rights and or interests conveyed by a document recorded December 19, 2016, Auditor's File No. 2016002702.

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12,13,15,16,17,18,19 OF THE PRELIMINARY TITLE REPORT DATED APRIL 8, 2021 FILE NUMBER S21-0222KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-08-22-4-0-1801-00 *sm 4/27/21*

Dated 4/26/2021

Garry W. Kyle

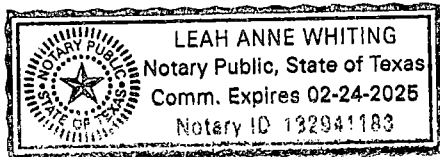


STATE OF TEXAS }
COUNTY OF DENTON } SS:

I certify that I know or have satisfactory evidence that Garry W Kyle

is the person who appeared before me, and said person acknowledged that He
signed this instrument and acknowledge it to be His free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 4/26/2021



Notary Public in and for the State of Texas
Residing at The Ups Store, Flower Mound
My appointment expires: 02-24-2025

EXHIBIT A

A tract of land located in the Eastern half of the Southeast Quarter of Section 22, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, defined with a beginning point which is the Northwest corner of the Eastern Half of the Southeast Quarter of said Section 22, thence Southward 1848.78 feet along the western border of the Eastern Half of the Southeast Quarter of Section 22, thence Eastward 70 feet, thence Northward 691 feet upon a line that is 70 feet to the East of the western border of the Eastern Half of the Southeast Quarter of Section 22, thence Eastward 1259.49 feet to a point that is on the centerline of Berge Rd and 1206.89 feet to the south of the Northeast corner of the Eastern Half of the Southeast Quarter of said Section 22, thence Northward 1206.89 feet to the point that is the Northeast corner of the Eastern Half of the Southeast Quarter of said Section 22, thence historically Westward 1323.57 feet to the point that is the beginning of this tract.

EXCEPTING THEREFROM a tract of land lying in the East Half of the Southwest Quarter of Section 22, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the Northwest corner of said East Half of the Southeast Quarter; thence on the North line of said East Half of the Southeast Quarter, North 88° 06' 13" East 965.57 feet; thence leaving said North line parallel with the East line of said East Half of the Southeast Quarter, South 00° 11' 31" East 553.76 feet to the intersection with the line between the Small Woodland (GMA) F-3 (20) and Small Woodland GMA F-3(40) Zones; thence on said Zone line, North 71° 19' 32" West 70.49 feet; thence North 76° 16' 51" West 287.67 feet; thence North 70° 05' 18" West 313.97 feet; thence North 80° 25' 06" West 229.80 feet; thence leaving said Zone line parallel with the West line of said East Half of the Southeast Quarter, South 00° 07' 41" West 872.34 feet; thence North 89° 46' 16" West 29.50 feet; thence parallel with said West line, South 00° 07' 41" West 691.00 feet; thence North 89° 46' 16" West 70.00 feet to the intersection with said West line; thence on said West line, North 00° 07' 41" East 1,848.77 feet to the point of beginning.

Skamania County Assessor

Date 4-27-21 Parcel# 03082240180100

AM