



When recorded return to:

Anthony Clement, Stephani McLemore
PO Box 81
Carson, WA 98610

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S21-0235JA

Statutory Warranty Deed

THE GRANTOR Robert J Nuckoles and Elizabeth Petrick, 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 Anthony Clement, a single man and Stephani McLemore, a single woman the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Lot 1 MAP MAN SP Bk 3/Pg 412

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11,12 OF THE PRELIMINARY TITLE REPORT DATED MAY 4, 2021 FILE NUMBER S21-0235KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

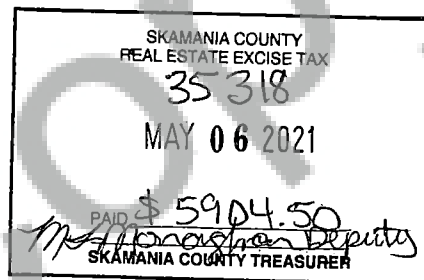
Tax Parcel Number(s): 03-08-21-3-0-2000-00

Dated 5/5/21

Robert J Nuckoles
Robert J Nuckoles

Elizabeth Petrick
Elizabeth Petrick

STATE OF OREGON
COUNTY OF Hood River } SS:



I certify that I know or have satisfactory evidence that Robert J Nuckoles and Elizabeth Petrick

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: May 5, 2021

Holly Kay Wells

Notary Public in and for the State of OREGON
Residing at Hood River
My appointment expires: July 26, 2022

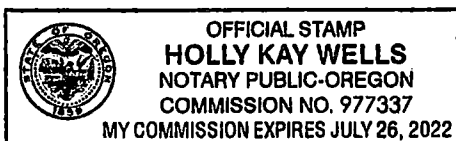


EXHIBIT A

A tract of land in the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records.

EXCEPTING THEREFROM the East 42.05 feet thereof.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File No. 2021001371, more particularly described as follows:

A strip of land being a portion of Lot 1 of MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, Skamania County Records, located in the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying North and West of the following described line:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 21; thence South $89^{\circ} 48' 29''$ East, 30.00 feet, along the South line of the Northwest Quarter of the Southwest Quarter of said Section 21, to a 5/8" rebar with a red plastic cap inscribed "18731" being the Northwest corner of Lot 1 of MAP MAN Short Plat, and the Point of Beginning of this description; thence South $88^{\circ} 01' 53''$ East, 207.16 feet, to a point on the East line of said Lot 1; thence North $00^{\circ} 35' 33''$ East, 4.99 feet to the Northeast corner of said Lot 1, and the Terminus of this description.

Skamania County Assessor

Date 5/6/21 Parcel# 3-8-31-3-2006

