



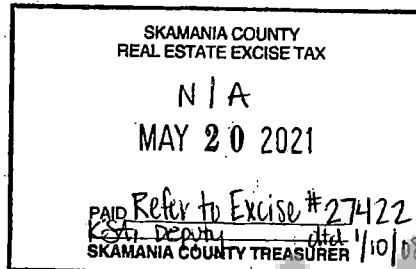
When recorded return to:
Frank D' Agostino and Margaret D' Agostino
26300 NE 16th Street
Camas, WA 98607

Filed for record at the request of:



655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612876193



STATUTORY WARRANTY DEED Fulfillment

THE GRANTOR(S)

Three River Recreational Area - Sauer, LLC

for and in consideration of and other valuable consideration in hand paid, conveys and warrants to
Frank D' Agostino and Margaret D' Agostino, husband and wife

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.)

ADJUSTED LOT 3 OF TWO RIVERS SHORT PLAT

Tax Parcel Number(s): 07062400070000

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 12, 2007 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on January 10, 2008, receipt number 27422.

Dated: May 18, 2021

Three River Recreational Area - Sauer, LLC

BY:
Gerald Sauer
Member

BY:
Mary Sauer
Member

STATUTORY WARRANTY DEED

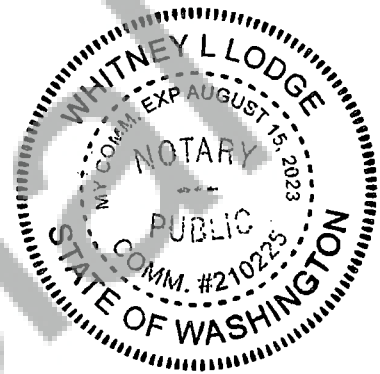
Fulfillment
(continued)

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Gerald Sauer and Mary Sauer are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members, respectively, of Three River Recreational Area - Sauer, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-18-21

Whitney L Lodge
Name: Whitney L Lodge
Notary Public in and for the State of Washington
Residing at: Washougal CLARK county
My appointment expires: 8-15-23



Unofficial Copy

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 07062400070000

A TRACT OF LAND LOCATED IN A PORTION OF THE "TWO RIVERS SHORT PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN AUDITOR'S FILE NO. 2006161514, RECORDS OF SKAMANIA COUNTY, WASHINGTON IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24; THENCE SOUTH 51°56'08" EAST FOR A DISTANCE OF 1659.10 FEET TO THE NORTHWEST CORNER OF THE "FORTIN SHORT PLAT" ACCORDING TO THE PLAT THEREOF, RECORDED IN AUDITOR'S FILE NO. 2006161036, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 89°01'27" EAST, ALONG THE NORTH LINE OF SAID "FORTIN SHORT PLAT" FOR A DISTANCE OF 711.00 FEET TO THE NORTHWEST CORNER OF LOT 4 OF THE "SAUER SHORT PLAT" ACCORDING TO THE PLAT THEREOF, RECORDED IN AUDITOR'S FILE NO. 2005160078; THENCE SOUTH 89°01'27" EAST, ALONG THE NORTH LINE OF SAID "SAUER SHORT PLAT" FOR A DISTANCE OF 617.25 FEET, TO THE NORTHEAST CORNER OF SAID "SAUER SHORT PLAT"; THENCE SOUTH 01°08'44" WEST, ALONG THE EAST LINE OF SAID "SAUER SHORT PLAT" FOR A DISTANCE OF 330.04 FEET; THENCE SOUTH 01°23'17" WEST, FOR A DISTANCE OF 350.97 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID "TWO RIVERS SHORT PLAT" SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 70°00'00" EAST FOR A DISTANCE OF 180.00 FEET; THENCE SOUTH 38°19'50" EAST FOR A DISTANCE OF 461.56 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF THE MUDDY RIVER; THENCE ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING COURSES: SOUTH 43°57'52" WEST FOR A DISTANCE OF 52.45 FEET; THENCE SOUTH 42°21'16" WEST, FOR A DISTANCE OF 121.26 FEET; THENCE SOUTH 37°21'01" WEST, FOR A DISTANCE OF 104.41 FEET; THENCE SOUTH 43°18'33" WEST, FOR A DISTANCE OF 123.26 FEET; THENCE SOUTH 41°43'29" WEST, FOR A DISTANCE OF 83.01 FEET; THENCE SOUTH 53°38'12" WEST, FOR A DISTANCE OF 28.57 FEET; THENCE NORTH 81°40'00" WEST, FOR A DISTANCE OF 131.52 FEET TO A POINT ON THE WEST LINE OF SAID "TWO RIVERS SHORT PLAT"; THENCE NORTH 01°23'17" EAST FOR A DISTANCE OF 382.11 FEET; THENCE NORTH 65°00'00" EAST FOR A DISTANCE OF 33.49 FEET; THENCE NORTH 01°23'17" EAST FOR A DISTANCE OF 45.00 FEET; THENCE NORTH 88°36'43" WEST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 01°23'17" EAST FOR A DISTANCE OF 341.76 FEET TO THE TRUE POINT OF BEGINNING.