

When recorded return to:  
Alex Sutphin  
15910 NE 4th Way  
Vancouver, WA 98684

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120  
Vancouver, WA 98662-6730

Escrow No.: 622-146810

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curtis D. Zelmer and Janice Zelmer, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Alex Sutphin, an unmarried person

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

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

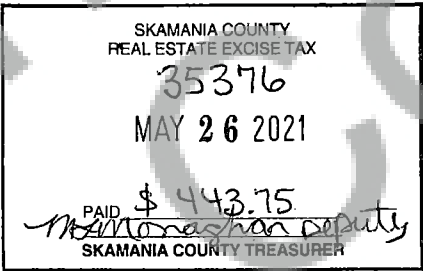
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 9, T1N, R5E W.M.

Tax Parcel Number(s): 01-05-09-0-0-0401-00, *Am 5/26/21*

Subject to:

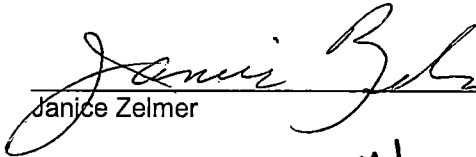
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



STATUTORY WARRANTY DEED  
(continued)

Dated: May 20, 2021

  
Curtis D. Zelmer

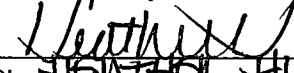
  
Janice Zelmer

State of WASHINGTON  
County of SKAMANIA

WV  
CLARK

I certify that I know or have satisfactory evidence that Curtis D. Zelmer and Janice Zelmer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/24/2021

  
Name: HEATHER HIGGINS  
Notary Public in and for the State of WA  
Residing at: CLARK COUNTY  
My appointment expires: 9/10/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 01-05-09-0-0-0401-00**

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Beginning at an iron pipe 158 feet South of the Northwest corner of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence South 50 feet;  
thence North 46° East 154 feet to an iron pipe; thence Northwesterly 50 feet to an iron pipe; thence South 46° West 139 feet to the Point of Beginning

Skamania County Assessor

Date 5-26-21 Parcel# 01050900040100  
*SM*

## EXHIBIT "B"

### Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public, riparian owners and governmental bodies as to the use of the waters of Canyon Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.
3. Any right, interest or claim which may exist or arise by reason of the fact that a road, walk, trail, path or other means of access extends over a portion of the subject land and is used by the public for access to and from Canyon Creek.
4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
5. Easement, including the terms and provisions thereof:  
For : Right of Way  
Granted to : Northwestern Electric Company  
Recorded : June 4, 1912  
Book : N  
Page : 582  
Affects : This and other property
6. Easement, including the terms and provisions thereof:  
For : Right of Way  
Granted to : Northwestern Electric Company, a corporation  
Recorded : October 6, 1932  
Book : X  
Page : 229  
Affects : This and other property
7. Easement, including the terms and provisions thereof:  
For : Ingress, Egress and Utilities (excluding any septic system)  
Recorded : August 13, 2007  
As : 2007167239  
Affects : See document for particulars therein contained
8. Easements and matters as shown on the Survey:  
Recorded : August 22, 2007  
As : 2007167349