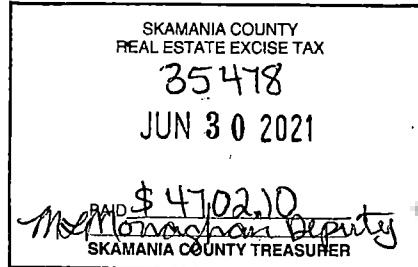




When recorded return to:

Maksim Korolev  
Tetiana Korolova  
5990 SW 150th Avenue  
Beaverton, OR 97007



## STATUTORY WARRANTY DEED

CL20665

The Grantor, **Jerry L Larkin, Trustee of the Jerry L. Larkin Trust under agreement dated 9/26/05**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Maksim Korolev, an unmarried man and Tetiana Korolova, an unmarried woman**

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


**SEE ATTACHED EXHIBIT "A"**

Abbreviated Legal: **PTN SEC 20, T2N, R5EWM**

Tax Parcel Numbers(s): **02 05 20 0 0 0600 00, 02 05 20 0 0 0600 05, 02 05 20 0 0 0605 00 and 02 05 20 0 0 0207 00** (DM)

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: 6/24/21

  
**Jerry L Larkin, Trustee of the Jerry L. Larkin  
Trust under agreement dated 9/26/05**

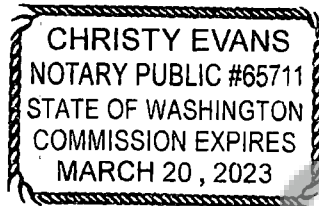
STATE OF WASHINGTON

} ss.

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that **Jerry L. Larkin** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **Trustee of The Jerry L. Larkin Trust under agreement dated 9/26/05** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/24/21



[Signature]  
Signature of Notary

Printed Name Christy Evans

Notary Public in and for the State of Washington

Residing at Vancouver

My appointment expires: 9-20-2023

**EXHIBIT "A"**

**TRACT 1**

**THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;**

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR EGRESS, INGRESS AND UTILITIES OVER THE WEST 60 FEET OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY WASHINGTON;**

**ALSO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES 60 FEET IN WIDTH, THE CENTER LINE BEING THE NORTH BOUNDARY OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;**

**EXCEPTING THE EAST 330 FEET THEREOF.**

**TRACT 2**

**A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

**THE EAST 220 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5, ALSO KNOWN AS LOT 3 LUTHER D. DICKINSON AND SHEILA DICKINSON SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, AT PAGE 9 UNDER AUDITOR'S FILE NO. 84679, RECORDS OF SKAMANIA COUNTY, WASHINGTON.**

**TRACT 3**

**COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;**

**THENCE SOUTH 88°43'34" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, 505.15 FEET TO A 300 FOOT RADIUS CURVE TO THE LEFT AND THE POINT OF BEGINNING;**

**THENCE ALONG SAID CURVE 86.07 FEET;**

**THENCE NORTH 74°50'11" EAST 36.60 FEET TO A 300 FOOT RADIUS CURVE TO THE RIGHT;**

**THENCE ALONG SAID CURVE 64.74 FEET;**

THENCE NORTH 87°12'02" EAST 52.36 FEET TO A 200 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE 63.35 FEET;

THENCE NORTH 69°03'09" EAST 78.53 FEET TO A 300 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE 127.12 FEET;

THENCE SOUTH 86°40'08" EAST 250.37 FEET TO A 215 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE 69.55 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE SOUTH 01°23'48" WEST 103.68 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 88°43'34" WEST 812.84 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 6/30/21 Parcel# 2-5-20-600  
(DW) 2-5-20-600-05  
2-5-20-605  
2-5-20-207