

When recorded return to:

Mr. and Mrs. Neil Hoffberger
PO Box 326
North Bonneville, WA 98639

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S21-0377TB

Statutory Warranty Deed

THE GRANTOR Abel M Paz, a single man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Neil Hoffberger and Heather Hoffberger, husband and wife the following described real estate, situated in the County of Skamania, State of Washington

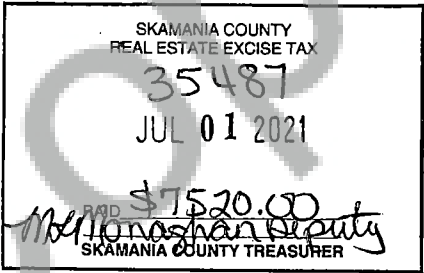
Abbreviated Legal:
Ptn. Sec 28, T2N, R6E W.M. , in the City of Stevenson, of Skamania County, in the State of Washington.

SUBJECT TO SPECIAL EXCEPTIONS 7-17 and 19 OF THE PRELIMINARY TITLE REPORT DATED June 21, 2021 FILE NUMBER S21-0377KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 02-06-28-0-0-0400-00

Dated 6-25-21
Abel M Paz

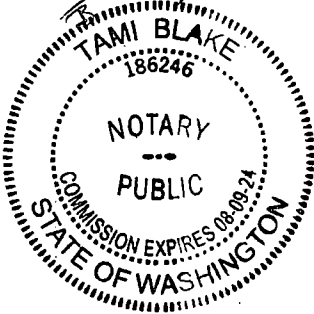


STATE OF Washington }
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that Abel M Paz

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: June 25, 2021



Tami Blake
Notary Public in and for the State of Washington
Residing at Stevenson
My appointment expires: 08-09-2024

EXHIBIT A

A portion of the Northwest Quarter of the Northwest Quarter of Section 28 and the Northeast Quarter of the Northeast Quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 1 inch iron pipe with brass cap at the Northwest corner of Section 28; thence South $00^{\circ} 17' 48''$ West, along the West line of the Northwest quarter of the Northwest Quarter of Section 28, for a distance of 298.23 feet to the Northwest corner of Parcel "2" of the "Paz Tract" as described in Book 194 of Deeds, Page 477, Skamania County Auditor's Records; thence South $89^{\circ} 16' 11''$ East, along the South right-of-way line of the BPA right-of-way, 150.00 feet to a 5/8 inch iron rod set in a 2000 "Hagedorn Inc. Survey" and the True Point of Beginning; thence South $34^{\circ} 02' 09''$ East, 618.21 feet to a 5/8 inch iron rod (2000 "Hagedorn, Inc. Survey") on the South line of another "Paz Tract" as described in Book 186 of Deeds, page 878; thence North $89^{\circ} 27' 15''$ West, 648.36 feet to a 5/8 inch iron rod (2000 "Hagedorn, Inc. Survey") on the centerline of the Duncan Creek County Road at the Southwest corner of the latter "Paz tract"; thence following said centerline Northwesterly, along the arc of a 250 foot radius curve to the left, (the radial bearing of which is South $19^{\circ} 16' 30''$ West), through a central angle of $09^{\circ} 16' 30''$, for an arc distance of 40.47 feet; thence North $80^{\circ} 00' 00''$ West, 46.00 feet; thence along the arc of a 240 foot radius curve to the right, through a central angle of $50^{\circ} 30' 00''$, for an arc distance of 211.53 feet; thence North $29^{\circ} 30' 00''$ West, 46.00 feet; thence along the arc of a 150 foot radius curve to the left, through a central angle of $30^{\circ} 30' 00''$, for an arc distance of 79.85'; thence North $60^{\circ} 00' 00''$ West, 75.00 feet; thence along the arc of a 125 foot radius curve to the right, through a central angle of $40^{\circ} 57' 16''$, for an arc distance of 89.35 feet to the Northwest corner of the latter "Paz tract"; thence leaving said centerline, South $87^{\circ} 35' 40''$ East; along the North line of the latter "Paz tract", 33.06 feet to the Southwest corner of Parcel 3 of the first mentioned "Paz tract" at a point on the East right-of-way line of the County Road; thence following said East right-of-way line, along the arc of a 95 foot radius curve to the right, (the radial bearing of which is North $63^{\circ} 38' 31''$ East), through a central angle of $16^{\circ} 21' 29''$, for an arc distance of 27.12 feet; thence North $10^{\circ} 00' 00''$ West, 17.00 feet; thence along the arc of a 190 foot radius curve to the right, through a central angle of $10^{\circ} 03' 00''$, for an arc distance of 33.33 feet to the Northwest corner of Parcel 3; thence leaving the East right-of-way line of the County Road, South $87^{\circ} 35' 40''$ East, along the North line of Parcel 3 and its Easterly extension, 585.14 feet to a 5/8 inch iron rod, (2000 "Hagedorn, Inc. Survey") at the Northeast corner of Parcel 1 of the first mentioned "Paz tract"; thence North $00^{\circ} 17' 48''$ West, along the East line of the Northeast Quarter of the Northeast Quarter of Section 29, for a distance of 120.99 feet to a 5/8 inch iron rod, (2000 "Hagedorn, Inc. Survey") at the Northwest corner of Parcel 2, above described; thence South $88^{\circ} 16' 11''$ East, 150.00 feet to the True Point of Beginning.

EXCEPT County Roads.

Skamania County Assessor

Date 7/1/21 Parcel# 2-6-28-400
(30)