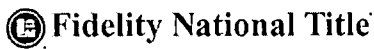




00009603202100024660040049

When recorded return to:
Matthew Hansen and Jennifer Hansen
51 Nymark Drive
Cougar, WA 98616

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612876927

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank D' Agostino and Margaret D' Agostino, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Matthew Hansen and Jennifer Hansen, 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

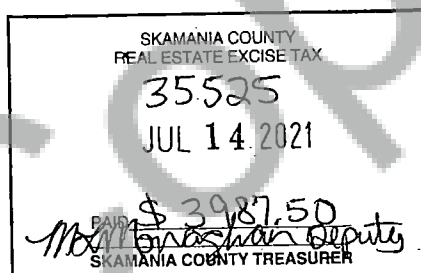
Abbreviated Legal: Lot 3 of the John Niemer Short Plat

Tax Parcel Number(s): 07062310040300 *jm 7/14/21*

Dated: July 1, 2021

Frank D' Agostino

Margaret D' Agostino



State of WASHINGTON
County of ~~SKAMANIA~~ *Clark*
CMS

I certify that I know or have satisfactory evidence that Frank D' Agostino and Margaret D' Agostino 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: *7/1/21*

Name: *Cindy M Schaffner*
Notary Public in and for the State of *WA*
Residing at: *Camas WA*
My appointment expires: *5/29/23*

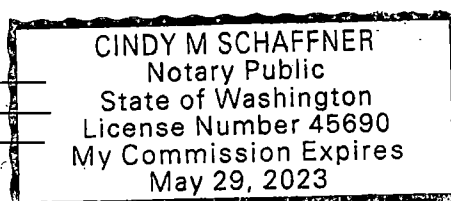


EXHIBIT "A"

A tract of land in the Northeast Quarter of Section 23, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the JOHN NIEMER Short Plat, recorded in Auditor's File No. 2004153795, Skamania County Records.

Skamania County Assessor

Date 7-14-21 Parcel# 07062310040300
Sm

EXHIBIT "B"

Subject to's

2nd Half unpaid taxes for the tax year 2021

Original Amount : \$2,315.97

Balance Owed : \$1,157.98

Account No. : 07-06-23-1-0-0403-00

Land Use/DOR : 19

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pine Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pine Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Pine Creek.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Easement, including the terms and provisions thereof:

For : Access

Granted to : United States of America

Recorded : November 18, 1960

Book : 48

Page : 172

Easement, including the terms and provisions thereof:

For : Road

Recorded : April 1, 1970

Book : 61

Page : 814

Reservation of Oil, Gas and Other Minerals as contained in Quit Claim Deed, including the terms and provisions thereof:

Grantor : State of Washington

Grantee : Publishers Forest Products Co. of Washington

Recorded : August 30, 1983

Book : 82

Page : 630

"The scheduling of this exceptions does not alter or limit the scope of exception 3 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."

Conditions and Easements, including the terms and provisions thereof:

Recorded : November 9, 1988

Book : 111

Page : 814

Easement, including the terms and provisions thereof:

Recorded : September 22, 2003

Book : 250

Page : 750

18. Agreement, including the terms and provisions thereof:

Regarding : Water Well

Recorded : May 11, 2004

As : 2004152904

Agreement, including the terms and provisions thereof:

Regarding : Water Well

Recorded : May 11, 2004

As : 2004152904

EXHIBIT "B"

Subject to's

Easement Agreement, including the terms and provisions thereof:

Recorded : May 11, 2004

As : 2004152905

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : May 13, 2004

As : 2004152956

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Homeowners Association.

Agreement, including the terms and provisions thereof:

Regarding : Water Well

Recorded : July 23, 2004

As : 2004153796

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of JOHN NIEMER Short Plat Auditor's File No. 2004153795.

See recorded plat for details

Wildlife Habitat Assessment Report, including the terms and provisions thereof:

Recorded : September 13, 2005

As : 2005158676

Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : October 17, 2005

As : 2005159105

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : October 20, 2005

As : 2005159172

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : December 23, 2005

As : 2005159970

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : March 24, 2006

As : 2006160968

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : July 6, 2010

As : 2010175871

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : July 25, 2011

As : 2011178700

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : July 8, 2020

As : 2020001680

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Homeowners Association.