



When recorded return to:
William Harrison Bacon, III and Linda Lee Bacon
402 Blue Sky Road
Washougal, WA 98671

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612875954

STATUTORY WARRANTY DEED

CL20480

THE GRANTOR(S) Lawrence D. Wright and Tymothi Sparot Wright, 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 William Harrison Bacon, III and Linda Lee Bacon, a married
couple

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

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

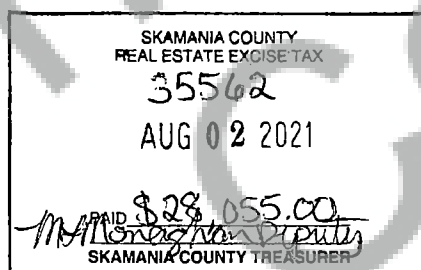
Abbreviated Legal: (Required if full legal not inserted above.)

A PORTION OF SECTION 28 T2N R5EWM

Tax Parcel Number(s): 02050000790000, 02050000790400 (NW)

Subject to:

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



STATUTORY WARRANTY DEED

(continued)

Dated: 7/29/21

Lawrence D. Wright

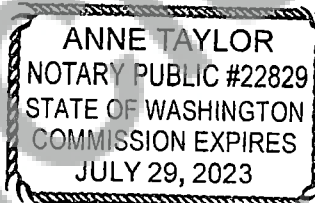
Tymothi Sparot Wright

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Lawrence D. Wright and Tymothi Sparot Wright 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: 7/30/21

Anne Taylor
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: July 29, 2023



State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Tymothi Sparot Wright is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/29/21

Anne Taylor
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: July 29, 2023

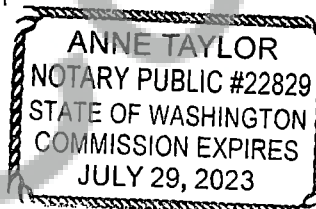


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 02050000790000 and 02050000790400

PARCEL 1

BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON PIPE WITH SKAMANIA COUNTY BRASS CAP, MARKING THE CENTER OF SECTION 28 AS SHOWN IN BOOK 2 OF SURVEYS, PAGE 212, SKAMANIA COUNTY AUDITOR'S RECORDS;

THENCE SOUTH 88°19'10" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 FOR A DISTANCE OF 1,105.00 FEET;

THENCE SOUTH 01°46'17" WEST, LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 282.32 FEET;

THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°19'04" FOR AN ARC DISTANCE OF 81.35 FEET, THE CHORD OF WHICH BEARS NORTH 86°00'39" WEST, 81.17 FEET;

THENCE SOUTH 79°21'06" WEST, FOR A DISTANCE OF 134.66 FEET;

THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°33'27" FOR AN ARC DISTANCE OF 154.76 FEET, THE CHORD OF WHICH BEARS SOUTH 85°52'10" WEST, 153.05 FEET;

THENCE SOUTH 08°27'50" WEST, FOR A DISTANCE OF 462.00 FEET;

THENCE NORTH 88°19'10" WEST, FOR A DISTANCE OF 195.00 FEET;

THENCE SOUTH 26°58'31" WEST, FOR A DISTANCE OF 576.95 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE SOUTH 88°38'34" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 1087.23 FEET AND THE POINT OF BEGINNING;

THENCE NORTH 15°56'11" WEST, LEAVING THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 540.86 FEET;

THENCE NORTH 15°44'08" EAST, FOR A DISTANCE OF 484.94 FEET;

THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°55'15", FOR AN ARC DISTANCE OF 105.59 FEET, THE CHORD OF WHICH BEARS SOUTH 51°03'12" EAST, 105.25 FEET;

THENCE SOUTH 43°05'34" EAST, FOR A DISTANCE OF 76.93 FEET;

THENCE SOUTH 83°19'47" EAST, FOR A DISTANCE OF 34.02 FEET;

THENCE NORTH 48°50'19" EAST, FOR A DISTANCE OF 210.00 FEET;

THENCE SOUTH 86°06'12" EAST, FOR A DISTANCE OF 563.19 FEET;

THENCE SOUTH 09°02'00" WEST, FOR A DISTANCE OF 989.77 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE NORTH 88°38'34" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 716.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE WITH SKAMANIA COUNTY BRASS CAP MARKING THE CENTER OF SECTION 28 AS SHOWN IN BOOK 2 OF SURVEYS, PAGE 212, SKAMANIA COUNTY AUDITOR'S RECORDS;

THENCE SOUTH 88°19'10" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 1,540.00 FEET AND THE POINT OF BEGINNING;

THENCE SOUTH 01°46'17" WEST, LEAVING SAID NORTH LINE FOR A DISTANCE OF 276.64 FEET;

THENCE SOUTH 86°06'12" EAST, FOR A DISTANCE OF 634.00 FEET;

THENCE SOUTH 09°02'00" WEST, FOR A DISTANCE OF 989.77 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE SOUTH 88°38'34" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF FOR A DISTANCE OF 592.00 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF;

THENCE NORTH 01°46'17" EAST, ALONG THE EAST LINE OF SAID NORTH HALF FOR A DISTANCE OF 1,279.44 FEET TO A 1/2" IRON PIPE WITH BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 28;

THENCE NORTH 88°19'10" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 1,100.44 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 8/2/21 Parcel# 2-5-7900
② 2-5-7904

EXHIBIT "B"

Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year .
2. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND
3. CERTIFICATE OF WATER RIGHT AND THE TERMS AND CONDITIONS THEREOF, RECORDED
UNDER AUDITOR'S RECORDS IN BOOK K, PAGE 457.
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: GRANT OF EASEMENT
AUDITOR'S FILE NO.: BOOK 84 / PAGE 182
AREA AFFECTED: SAID PREMISES
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDED: September 04, 1940
AUDITOR'S FILE NO.: 29328
AREA AFFECTED: SAID PREMISES
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: November 28, 2016
AUDITOR'S FILE NO.: 2016002490
AREA AFFECTED: SAID PREMISES
SAID DOCUMENT HAS BEEN AMENDED BY INSTRUMENT RECORDED UNDER
AUDITOR'S
FILE NO. 2017002644.
7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: BOUNDARY LINE ADJUSTMENT
RECORDED: November 28, 2016
AUDITOR'S FILE NO: 2016002490
8. MATTERS DISCLOSED BY SURVEY RECORDED UNDER FILE NO. 2016002584
9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
AUDITOR'S FILE NO.: 2017000883

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY
INSTRUMENT:
AUDITOR'S FILE NO.: 2017002645
10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: BOUNDARY LINE ADJUSTMENT
RECORDED: December 20, 2017
AUDITOR'S FILE NO.: 2017002643
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: January 08, 2018
AUDITOR'S FILE NO.: 2018000039
AREA AFFECTED: SAID PREMISES