



When recorded return to:

**Troy Williver and Mary Williver**  
**C/O Sustainable School Source LLC 15685 116th Ave**  
**Tigard, OR 97224**

**STATUTORY WARRANTY DEED**  
**(Fulfillment)**

THE GRANTOR **Michelle Campbell and Chad Chabala, wife and husband**  
for and in consideration of **Fulfillment of Real Estate Contract**  
in hand paid, conveys, and warrants to **Troy Williver and Mary Williver, husband and wife**

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

**SEE ATTACHED EXHIBIT "A"**

Abbreviated Legal: **PTN SEC 28, T2N, R6EWM**

Q.S.

Tax Parcel Number(s): **02 06 28 0 0 1004 00, 02 06 28 0 0 1004 06**

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

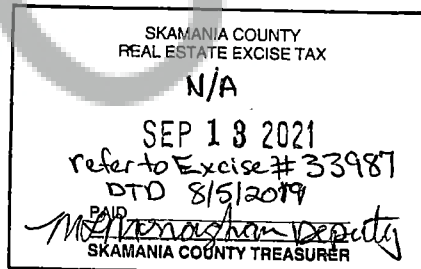
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated the **August 01, 2019** and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 8/5/2019,  
receipt number 33987

Dated: **August 1, 2019**

By:   
**Michelle Campbell**

By:   
**Chad Chabala**



STATE OF WASHINGTON

ss.

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that **Michelle Campbell and Chad Chabala** are the person(s) who appeared before me, and said person(s) 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.

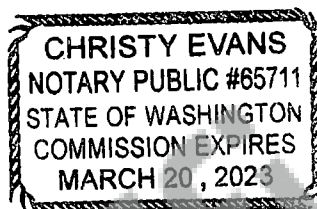
Dated: **August 1, 2019**

  
\_\_\_\_\_  
**Christy Evans**

Notary Public in and for the State of Washington

Residing at **Vancouver**

My appointment expires: **3/20/2023**



**EXHIBIT "A"**

**A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIPE WITH BRASS CAP MARKING THE QUARTER CORNER BETWEEN SECTIONS 28 AND 33;**

**THENCE NORTH 00°55'04" EAST, 1309.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AS SHOWN IN THE MACDONALD SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 253, SKAMANIA COUNTY AUDITOR'S RECORDS;**

**THENCE SOUTH 88°53'21" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN IN SHORT PLAT 3-253, FOR A DISTANCE OF 1306.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AS SHOWN IN VOLUME 3 OF SURVEYS, PAGE 297, SKAMANIA COUNTY AUDITOR'S RECORDS AND THE TRUE POINT OF BEGINNING;**

**THENCE NORTH 56°00'00" EAST, 20.00 FEET TO A POINT HEREINAFTER CALLED POINT "A";**

**THENCE CONTINUING NORTH 56°00'00" EAST, 20.00 FEET;**

**THENCE SOUTH 72°53'30" EAST, 526.98 FEET TO THE CENTER OF DUNCAN CREEK;**

**THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE CENTER OF DUNCAN CREEK, 1857 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AT A POINT THAT BEARS NORTH 88°51'45" WEST, 402 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SECTION 28;**

**THENCE NORTH 88°51'45" WEST, 588 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NICHOLS TRACT AS DESCRIBED IN BOOK 143 OF DEEDS, PAGE 470, SKAMANIA COUNTY AUDITOR'S RECORDS;**

**THENCE NORTH 00°48'20" EAST, 655.03 FEET TO A 5/8 INCH IRON ROD (SURVEY 3-297) AT THE NORTHEAST CORNER OF THE NICHOLS TRACT;**

**THENCE NORTH 88°52'33" WEST, 316.94 FEET TO THE NORTHWEST CORNER OF SAID NICHOLS TRACT;**

**THENCE NORTH 00°51'42" EAST, 654.95 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE TRUE POINT OF BEGINNING.**