



When recorded return to:
Kevin D. Martin and Yuki S. Martin
3323 SE Tibbetts Street
Portland, OR 97202

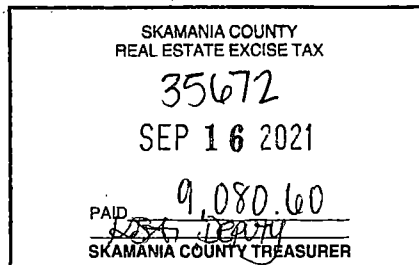
Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612878879



STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Fraley and Kimberly J. Taylor, 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 Kevin D. Martin and Yuki S. Martin, 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.)

ADJ Lot 3, Subdivision of HIDEAWAY ON WASHOUGAL

Tax Parcel Number(s): 02051422011200

Subject to:

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

Dated: September 7, 2021

Robert A. Fraley

Kimberly J. Taylor

State of WASHINGTON
County of

I certify that I know or have satisfactory evidence that Robert A. Fraley and Kimberly J. Taylor 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: 9 Sept 2021

Name: Scott Schaffner
Notary Public in and for the State of WA
Residing at: Vancouver
My appointment expires: 8-18-24

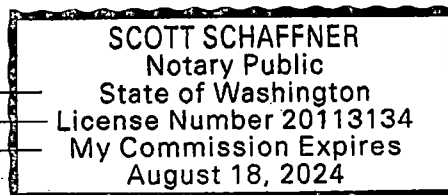


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02051422011200

LOT 3 OF HIDEAWAY ON WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

EXCEPT WITH THE FOLLOWING STRIP OF LAND:

Skamania County Assessor

Date 9/16/21 Parcel # 2-5-14-2-2-112
(Signature)

A STRIP OF LAND LOCATED IN A PORTION OF LOT 3 OF HIDEAWAY ON WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 10°48'36" WEST, ALONG THE WEST LINE OF SAID LOT 3, FOR A DISTANCE OF 221.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 10°48'36" WEST, FOR A DISTANCE OF 52.48 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 31°09'19" EAST, FOR A DISTANCE OF 31.43 FEET;

THENCE SOUTH 14°35'24" WEST, FOR A DISTANCE OF 25.48 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING STRIP OF LAND:

A STRIP OF LAND LOCATED IN A PORTION OF LOT 2 OF HIDEAWAY ON WASHOUGAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 151, RECORDS OF SKAMANIA COUNTY, WASHINGTON IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 10°48'36" WEST, ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 273.97 FEET TO THE TRUE POINT OF BEGINNING;

EXHIBIT "A"

Legal Description
(continued)

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 10°48'36" WEST, FOR A DISTANCE OF 156.85 FEET, MORE OR LESS TO THE CENTERLINE OF THE WASHOUGAL RIVER;

THENCE LEAVING SAID EAST LINE, SOUTH 54°46'15" WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 2.05 FEET, MORE OR LESS;

THENCE LEAVING SAID CENTERLINE, SOUTH 10°48'36" EAST, PARALLEL WITH SAID EAST LINE,
FOR A DISTANCE OF 150.96 FEET, MORE OR LESS;

THENCE SOUTH 31°09'19" EAST, FOR A DISTANCE OF 5.38 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"

Exceptions

1. Taxes and assessments as they are due.
2. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY DUGGAN FALLS WATER SYSTEM.
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
RECORDED: October 04, 1971
AUDITOR'S FILE NO.: 73996, BOOK 63, PAGE 358
4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
RECORDED: January 17, 1991
AUDITOR'S FILE NO.: 110709, BOOK 121, PAGE 982
5. MATTERS DISCLOSED BY SURVEY RECORDED October 12, 2015 UNDER FILE NO. 2015002084.
6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: BOUNDARY LINE ADJUSTMENT
RECORDED: January 22, 2019
AUDITOR'S FILE NO: 2019000090
7. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
8. RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE WASHOUGAL RIVER.
9. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
10. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.
11. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.
12. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR SKAMANIA PUBLIC UTILITY DISTRICT. (AFFECTS SAID PREMISES)
13. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN CLEARED FOR THE LOAN POLICY WHICH WHEN ISSUED, WILL CONTAIN THE WLTA
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ENDORSEMENT.