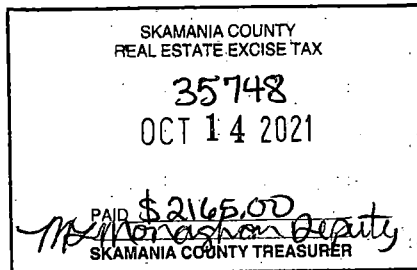




When recorded return to:

**James Eric Stringfellow and
Sheri Diane Terjeson
1007 NW 103rd Street
Vancouver, WA 98685**



Grantor Teresa L. Daugherty Easton, who acquired title as Teresa L. Daugherty, a single woman as her separate estate

Grantee: James Eric Stringfellow, an unmarried man, and Sheri Diane Terjeson, an unmarried woman

Assessor's Property Tax Parcel Account Number(s): Portion of 03 75 36 2 3 2000 00 *M 10/14/21*

Abbreviated Legal: PTN BLOCK 4, LOTS 3, 4 AND 5, SUBDIVISION OF SECOND ADDITION TO HILL CREST ACRE TRACTS, A/100

STATUTORY WARRANTY DEED

CL21300

The Grantor, **Teresa L. Daugherty Easton, who acquired title as Teresa L. Daugherty, a single woman as her separate estate,**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **James Eric Stringfellow, an unmarried man, and Sheri Diane Terjeson, an unmarried woman,**

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

See attached Exhibit A.

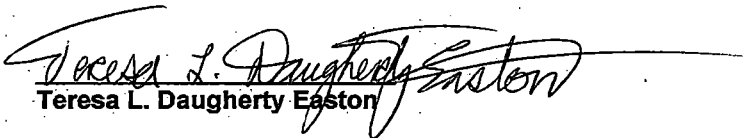
SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

TOGETHER WITH a Right of First Refusal to purchase all of the Grantor's right, title, and interest in and to that real property described in the attached Exhibit "B," the terms of which Right of First Refusal to be as follows:

No less than sixty (60) days prior to closing on any sale of the property described herein, Grantor and/or Grantor's heirs, successors and assigns shall be obligated to offer said property to Grantees, in writing, for the same price and terms of payment contained in any bona fide offer accepted by Grantor and/or Grantor's heirs, successors and assigns, which acceptance must contain a notice to Purchaser/offeror that this Right of First Refusal exists. Grantees shall have ten (10) days in which to accept such offer in writing in the form of a Purchase and Sale Agreement to be executed by Grantor and Grantees, with the amount of earnest money to be identical to that

specified in the bona fide offer accepted by Grantor and/or Grantor's heirs, successors and assigns. Should Grantees decline to accept such offer, Grantees agrees to execute any document(s) requested by Grantor to evidence such decline.

Dated: 10/13/2021


Teresa L. Daugherty Easton

STATE OF **Washington**

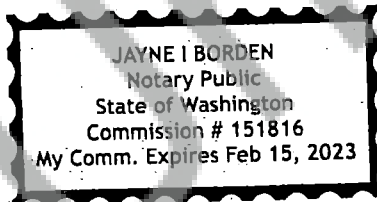
} ss.

COUNTY OF **Skamania**

I certify that I know or have satisfactory evidence that **Teresa L. Daugherty Easton** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/13/2021

Print name: Jayne I. Borden
Notary Public in and for the State of Washington
Residing at Stevenson, WA 98648
My appointment expires: 02/15/2023



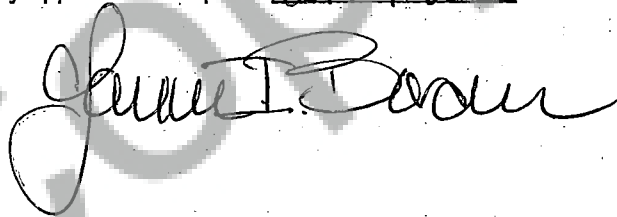


EXHIBIT "A"

ADJUSTED MIDDLE TRACT 03753623200000

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 ½ EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEY PLS 29288" IN THE EAST LINE OF LOT 4, BLOCK 4, SECOND ADDITION TO HILL CREST ACRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE 100, RECORDS OF SKAMANIA COUNTY WASHINGTON, THAT BEARS SOUTH 16°08'13" EAST (PLAT BEARING SOUTH 17°07' EAST), A DISTANCE OF 92.39 FEET FROM A SIMILAR IRON ROD SET AT THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 4; THENCE ALONG SAID EAST LINE, SOUTH 16°08'13" EAST, A DISTANCE OF 50.10 FEET TO A SIMILAR IRON ROD; THENCE SOUTH 70°44'40" WEST, A DISTANCE OF 120.60 FEET TO A SIMILAR IRON ROD IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO BETTY JEAN DAUGHERTY RECORDED OCTOBER 3, 2003 IN BOOK 251, PAGE 598, SAID COUNTY RECORDS; THENCE ALONG SAID WEST LINE, NORTH 14°55'46" WEST, A DISTANCE OF 50.17 FEET TO A SIMILAR IRON ROD; THENCE NORTH 70°44'40" EAST, A DISTANCE OF 119.54 FEET TO THE POINT OF BEGINNING.

ADJUSTED SOUTH TRACT 03753623200000

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 ½ EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEY PLS 29288" IN THE EAST LINE OF LOT 4, BLOCK 4, SECOND ADDITION TO HILL CREST ACRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE 100, RECORDS OF SKAMANIA COUNTY, WASHINGTON, THAT BEARS SOUTH 16°08'13" EAST (PLAT BEARING SOUTH 17°07' EAST), A DISTANCE OF 142.50 FEET FROM A SIMILAR IRON ROD SET AT THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 4; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF LOT 5 OF SAID BLOCK 4, SOUTH 16°08'13" EAST, A DISTANCE OF 87.09 FEET TO AN IRON ROD AS SET BY SURVEY, THE RECORD OF WHICH IS RECORDED IN BOOK 3 OF SURVEYS, PAGE 345, SAID COUNTY RECORDS, AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, SOUTH 70°44'40" WEST, A DISTANCE OF 107.44 FEET TO AN IRON ROD AS SET BY SAID SURVEY AT THE SOUTHWEST CORNER OF SAID LOT 5; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BETTY JEAN DAUGHERTY RECORDED OCTOBER 3, 2003 IN BOOK 251, PAGE 598, SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID DAUGHERTY TRACT, SOUTH 70°19'36" WEST A DISTANCE OF 15.01 FEET TO AN IRON ROD AS SET BY SAID SURVEY AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID DAUGHERTY TRACT, NORTH 14°55'46" WEST, A DISTANCE OF 87.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEY PLS 29288"; THENCE NORTH 77°44'40" EAST, A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Page 3 of 4

PTN

LPO 10-05(i)

Date 10-13-21 Parcel# 03753623200000

SM

Exhibit B

ADJUSTED NORTH TRACT 03753623200000

**LOT 3, BLOCK 4, SECOND ADDITION TO HILL CREST ACRE TRACTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE
100,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.**

**TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH,
RANGE 7 ½ EAST
OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF
WASHINGTON
DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK 4; SAID CORNER
BEARS SOUTH 16°08'13" EAST (PLAT BEARING SOUTH 17°07' EAST) A DISTANCE OF
75.00 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST
SURVEY PLS 29288" SET AT THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 4;
THENCE ALONG THE EAST LINE OF SAID LOT 4, SOUTH 16°08'13" EAST, A DISTANCE OF
17.39 FEET TO A SIMILAR IRON ROD; THENCE SOUTH 70°44'40" WEST, A DISTANCE OF
119.54 FEET TO A SIMILAR IRON ROD IN THE WEST LINE OF THAT TRACT OF LAND
DESCRIBED IN DEED TO BETTY JEAN DAUGHERTY RECORDED OCTOBER 3, 2003
IN BOOK 251, PAGE 598, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE
ALONG SAID WEST LINE, NORTH 14°55'46" WEST, A DISTANCE OF 28.15 FEET TO AN
IRON ROD AS SET BY SURVEY, THE RECORD OF WHICH IS RECORDED IN BOOK 3 OF
SURVEYS, PAGE 345, SAID COUNTY RECORDS, AT THE NORTHWEST CORNER OF SAID
DAUGHERTY TRACT; THENCE SOUTH 89°16'29" EAST, A DISTANCE 12.01 FEET TO THE
NORTHWEST CORNER OF SAID DAUGHERTY TRACT IN THE WEST LINE OF SAID LOT 4;
THENCE NORTHWESTERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER
THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT
OF BEGINNING.**