

Skamania County, WA
Total: \$206.50
DEED
Pgs=4

2021-003607

10/26/2021 12:53 PM

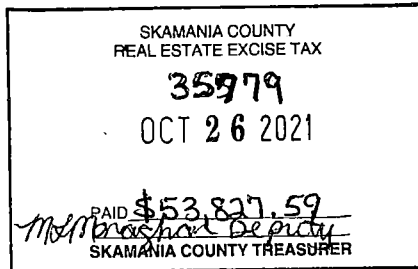
Request of: TICOR TITLE



00010992202100036070040044

AFTER RECORDING MAIL TO:

DG Georgia 4 LLC
Attention: Steven P. Frank
310 Ed Wright Lane, Suite B
Newport News, VA 23606



Filed for Record at Request of:
Ticor Title

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: S21-0544KM

Date: October 26, 2021

Grantor(s): Hix Snedeker Development LLC, an Alabama limited liability company

Grantee(s): DG Georgia 4 LLC, a Virginia limited liability company

Abbreviated Legal: Ptn. Sec 20, T3N, R8E W.M.

Additional Legal on page: 3

Assessor's Tax Parcel No(s): 03082021010000

THE GRANTOR(S) Hix Snedeker Development LLC, an Alabama limited liability company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **DG Georgia 4 LLC, a Virginia limited liability company**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

See attached Exhibit A

Subject To: See attached Exhibit B

Hix Snedeker Development LLC,
an Alabama limited liability company

By: [Signature]
Print Name: Haymes S. Snedeker
Its Member

STATE OF ALABAMA
COUNTY OF BALDWIN

I certify that I know or have satisfactory evidence that Haymes S. Snedeker is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of Hix Snedeker Development LLC, an Alabama limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

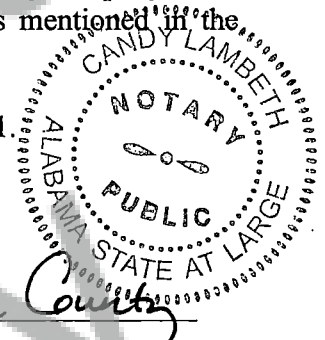
Given under my hand and official seal this 5 day of October, 2021.

[Signature]
Notary Signature

Notary Printed Name: Candy Lambeth

Notary Public in and for the State of Alabama residing in Baldwin County

My Commission Expires: 7/8/24



Unrecorded Copy

EXHIBIT A
TO STATUTORY WARRANTY DEED

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 347 FEET; THENCE WEST 239 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID WEST HALF OF SAID NORTHEAST QUARTER 347 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST 239 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN WIND RIVER HIGHWAY AND METZGER ROAD.

ALSO EXCEPT THE WEST 15 FEET AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 158, PAGE 529.

BEING MORE PARTICULARLY DESCRIBED PURSUANT TO AN AS SURVEYED LEGAL DESCRIPTION, AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH $0^{\circ}53'19''$ WEST, 347.00 FEET; THENCE SOUTH $89^{\circ}58'01''$ WEST, 73.85 FEET TO THE WESTERLY RIGHT OF WAY OF THE WIND RIVER HIGHWAY AND THE TRUE POINT OF BEGINNING; THENCE NORTH $89^{\circ}32'17''$ WEST, 150.36 FEET; THENCE NORTH $0^{\circ}55'19''$ EAST, 317.00 FEET TO THE SOUTH RIGHT OF WAY OF METZGER ROAD; THENCE SOUTH $89^{\circ}32'17''$ EAST, 140.40 FEET, ALONG SAID SOUTHERN RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY OF WIND RIVER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 5,654.53 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $3^{\circ}12'48''$ AN ARC DISTANCE OF 317.12 FEET ALONG SAID WESTERLY RIGHT OF WAY, WITH A LONG CHORD BEARING SOUTH $0^{\circ}52'41''$ EAST A DISTANCE OF 317.08 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B
TO STATUTORY WARRANTY DEED

1. Ad valorem taxes for current and future years, not yet due and payable;
2. Any and all prior oil, gas and other mineral severances, reservations and conveyances of record;
3. Applicable zoning ordinances;
4. Any and all covenants, restrictions, reservations, easements and rights of way affecting said Property or which appear of record in the real estate records of Skamania County, Washington;
5. Matters that would be disclosed by an accurate and complete survey of the property herein conveyed;
6. Matters contained in that certain Easement recorded January 7, 1974, in the real property records of Skamania County, Washington, in Book 66, at Page 20.
7. Matters contained in those certain Conditions and Restrictions recorded March 16, 2001, in the real property records of Skamania County, Washington, in Book 207, at Page 647.
8. Matters contained in that certain Survey recorded August 12, 1996, in the real property records of Skamania County, Washington, in Book 3 of Surveys, Page 236.
9. Matters contained in that certain Right of Way Easement recorded December 17, 2014, in the real property records of Skamania County, Washington, as Instrument Number 2014002216.
10. Matters contained in those certain Conditions and Restrictions recorded February 25, 2021, in the real property records of Skamania County, Washington, as Instrument Number 2021000668.
11. Matters contained in that certain Easement recorded March 15, 2021, in the real property records of Skamania County, Washington, as Instrument Number 2021000899.
12. That certain unrecorded Lease by and between HSC Carson, LLC, and DG Strategic VII, LLC, a Tennessee limited liability company dated effective as of May 5, 2020, as assigned by that certain Assignment and Assumption of Lease and Guaranty dated December 18, 2020, and as evidenced by that certain Memorandum of Lease dated April 7, 2021, recorded April 21, 2021, in the real property records of Skamania County, Washington as Instrument Number 2021001391.