



00011274202100038470040043

When recorded return to:  
Greg Townsend and Monica Townsend  
2212 Salmon Falls Road  
Washougal, WA 98671

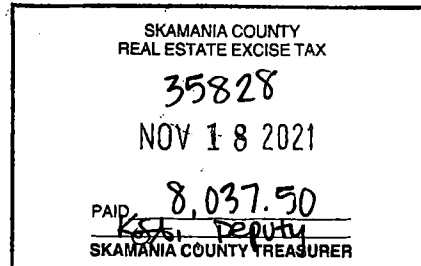
Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

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

Escrow No.: 622-154028



### STATUTORY WARRANTY DEED

THE GRANTOR(S) Caporn Skies, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Greg Townsend and Monica Townsend, 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.)

Ptn. Sec 3, T1N, R5E, W.M.

Tax Parcel Number(s): 01050300040000, (M)

Subject to:

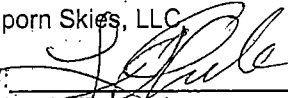
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

Dated: November 12, 2021

Caporn Skies, LLC

BY

  
Lewis T. Angelo  
Member

BY

  
Joseph T. Angelo  
Managing Member

State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that Lewis T. Angelo and Joseph T. Angelo are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Managing Member, respectively, of Caporn Skies, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

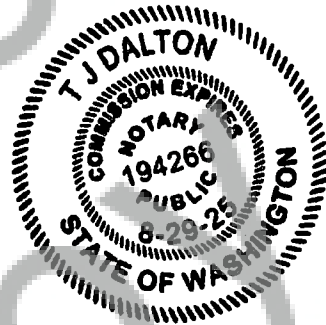
Dated: 12 NOV 2021

  
Name: T J Dalton

Notary Public in and for the State of WA

Residing at: Battle Ground

My appointment expires: 29 AUG 2025




**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 01050300040000**

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All of Government Lot 4 in Section 3, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

**Skamania County Assessor**

Date 11/18/21 Parcel # 1-5-3-400  


Unofficial  
Copy

## EXHIBIT "B"

### Exceptions

1. Taxes and Assessments as they become due and payable.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of unnamed creek.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
5. Easement, including the terms and provisions thereof:  
For : Transmission Line  
Granted to : Northwestern Electric Company a Washington corporation  
Recorded : February 20, 1931  
Book : W  
Page : 578  
Affects : This and other property
6. Easement, including the terms and provisions thereof:  
For : Waterline  
Recorded : January 21, 2005  
As : 2005155982
7. Conditions & Restrictions, including the terms and provisions thereof, in Deed:  
Recorded : January 21, 2005  
As : 2005155982