

When recorded return to:

Norman L Neely
8719 NE 13th Ave
Vancouver, WA 98665

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S21-0901TB

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paula K. Battistoni, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Norman L Neely, a married man the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: Ptn. Sec 33, T2N, R6E W.M.
See Attached Exhibit "A" for Full Legal Description---
See Attached Exhibit "B" for Special Exceptions---

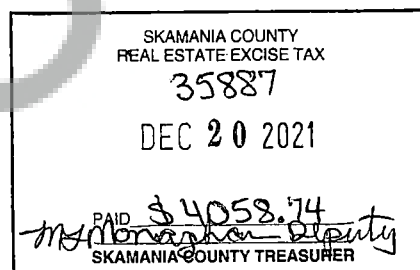
SUBJECT TO SPECIAL EXCEPTIONS 7,8,9 and 10 OF THE PRELIMINARY TITLE REPORT DATED November 1, 2021 FILE NUMBER S21-0901KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 02-06-33-0-0-1300-05 and 02-06-33-0-0-1300-00 *gmw*

Dated 03 December 2021

Paula K Battistoni

Paula K Battistoni



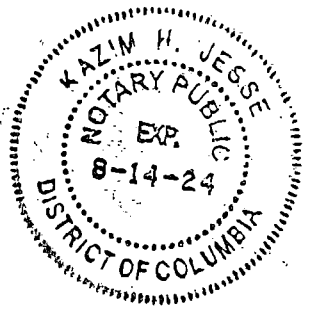
STATE OF District of Columbia
COUNTY OF WASHINGTON DC SS:

I certify that I know or have satisfactory evidence that Paula K Battistoni

is the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: December 03rd, 2021

Kazim H. Jesse
Notary Public in and for the State of Washington DC
Residing at Washington DC
My appointment expires: 08/14/2024



KAZIM H. JESSE
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 14, 2024

EXHIBIT "A"

The Northwest Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM that portion lying South of the line described below:

Beginning at a point where the centerline of the Bonneville Power Administration Easement intersects with the West line of said Section 33, that point being North 0° 30' 23" East, 250.39 feet from the Southwest corner of said Northwest Quarter of said Southwest Quarter;

Thence North 72° 05' 02" East, 653.62 feet along the centerline of said Bonneville Power Administration Easement;

Thence North 0° 30' 23" East, 302.98 feet parallel with said West line of said Northwest Quarter to a point on the South right-of-way line of Franz Road;

Thence in an Easterly direction along the South right-of-way line of said Franz Road to the East line of said Northwest Quarter of said Southwest Quarter.

ALSO EXCEPTING THEREFROM the rights of Skamania County to the right-of-way for said Franz Road.

Skamania County Assessor

Date 12/20/21 Parcel# 02063300130005
02063300130000

EXHIBIT "B"

SPECIAL EXCEPTIONS:

7. As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property may result.
8. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
9. Easement, including the terms and provisions thereof:

For	: Transmission Lines
Granted to	: United States of America
Recorded	: October 1, 1941
Book	: 28
Page	: 445
10. Conditions & Restrictions, including the terms and provisions thereof, in Directors Decision:

Recorded	: October 28, 1998
Book	: 182
Page	: 622