



When recorded return to:

Matthew David Fechter and Tiffany Lynn Fechter
10506 NW 32nd Drive
Vancouver, WA 98661

STATUTORY WARRANTY DEED

CL22367

The Grantor, **Eric Charlson and Melissa Charlson, a married couple**

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

in hand paid, conveys, and warrants to **Matthew David Fechter and Tiffany Lynn Fechter, husband and wife**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **PTN LOT 4, MITCHELL PEAK VIEW SHORT PLAT, 3/404**

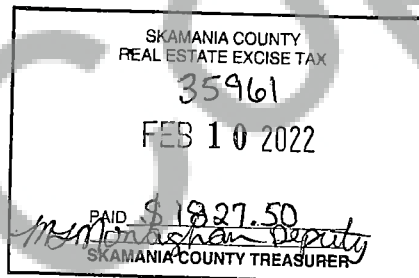
Tax Parcel Numbers(s): **07 05 21 0 0 0200-00-**
022,000 RJD

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

Dated: *2/8/22*

[Signature]
Eric Charlson

[Signature]
Melissa Charlson

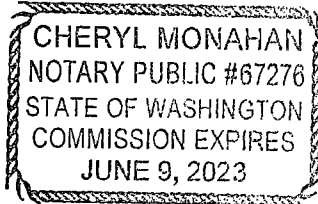


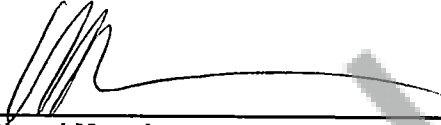
STATE OF **Washington**

} ss.

COUNTY OF **Clark**

This record was acknowledged before me on 2/8/2022 by **Eric Charlson and Melissa Charlson.**





Cheryl Monahan
Notary Public in and for the State of Washington
My commission expires: **6/9/2023**

Unofficial Copy

EXHIBIT "A"

A TRACT OF LAND LOCATED IN A PORTION OF LOT 4 OF "MITCHELL PEAK VIEW" SHORT PLAT, ACCORDING TO THE SHORT PLAT THEREOF RECORDED IN BOOK "3" OF SHORT PLATS, AT PAGE 405, RECORDS OF SKAMANIA COUNTY, WASHINGTON, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 4 OF "MITCHELL PEAK VIEW";

THENCE SOUTH 88°47'39" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, FOR A DISTANCE OF 590.29 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 35°48'47" EAST, FOR A DISTANCE OF 444.01 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 4;

THENCE SOUTH 88°57'38" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 469.24 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 01°16'24" WEST, ALONG THE EAST LINE OF SAID LOT 4, FOR A DISTANCE OF 366.81 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE NORTH 88°47'39" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, FOR A DISTANCE OF 720.98 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

GRANTOR RESERVES all rights under the Community Water Well Agreement recorded May 10, 2002 under Auditor's File Number 144617, Book 224, Page 55. Grantee shall acquire no rights thereunder, and shall develop their own water source.

Skamania County Assessor

Date 2/10/22 Parcel# 07052100022000