

2022-000335

02/17/2022 02:31 PM



00012230202200003350030035

When recorded return to:

Ryan Ferrill, Member
652 Aalvik Road
Stevenson, WA 98648

Filed for Record at Request of:
Columbia Gorge Title
Escrow No.: S21-0975JA

STATUTORY WARRANTY DEED

THE GRANTOR(S) Snug Harbor WA LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE(S) Gorge View Land Company, LLC, a Washington limited liability company the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Ptn. Sec 36 T3N R7 ½ E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11,12,13,14,16,17,20 OF THE PRELIMINARY TITLE REPORT DATED JANUARY 25, 2022 FILE NUMBER S21-0975KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

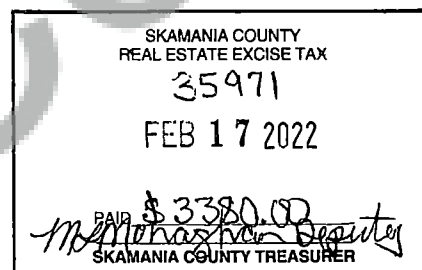
Tax Parcel Number(s): 03-75-36-4-0-0700-00 *BM*

Dated

2/15/2022

Snug Harbor, LLC

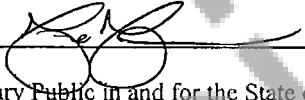
By: *Irving Snyder*
Irving Snyder, Manager



STATE OF FLORIDA }
COUNTY OF DUAL } SS:

I certify that I know or have satisfactory evidence that Irving Snyder
_____ is/are the person(s) who appeared before
me, and said person(s) acknowledge that He signed this instrument, on oath stated He
is/are authorized to execute the instrument and acknowledge that as the
Manager of Snug Harbor, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this Statutory Warranty
Deed.

Dated: 2/15/2022



Notary Public in and for the State of FLORIDA
Residing at 13116 Atlantic Blvd Jax FL 32225
My appointment expires: June 3, 2023

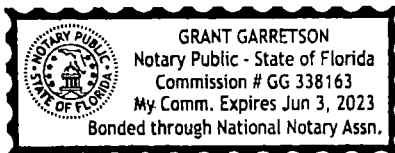


EXHIBIT A

Beginning at a point marked by the United States Engineer's Monument at the Northwest corner of Government Lot 12, Section 36, Township 3 North, Range 7 ½ East of the Willamette Meridian, in the County of Skamania, State of Washington, which said point is sometimes designated as the center of said Section 36; thence South 245 feet to the initial point; thence from said initial point East 126 feet; thence South 4° 30' East 286 feet; thence North 63° 08' East to the Northwest corner of Tract No. 2 of COLUMBIA HOME TRACTS according to the official plat thereof, on file and of record in the office of the County Auditor of Skamania County, Washington; thence South along the West line of said Tract 2 to the North line of State Highway 14; thence Westerly along the Northerly line of said State Highway 14 to the intersection with the East line of Government Lot 10 of said Section 36; thence North to a point marking the corner common to Government Lots 10, 11 and 12 of said Section 36; thence West along the North line of said Lot 10 to intersection with the East line of the Henry Shepard D.L.C.; thence North to the Northeast corner of the Henry Shepard D.L.C.; thence East to the West line of Government Lot 12 aforesaid; thence North to the place of beginning.

EXCEPTING therefrom that parcel deed to Clovis J. St. Jean, et. ux., by deed recorded July 16, 1963 in Book 51, Page 429.

ALSO that portion of Lot 2 of COLUMBIA HOME TRACTS described as follows:

Commencing at a point on the North line of State Highway 14, which point is 100 feet West, when measured at right angles, from the East line of said Lot 2; thence North 477 feet; thence East 100 feet to line of said Lot 2; thence North along said East line to the Northeast corner of said Lot 2; thence Westerly along North line of Lot 2 to the Northwest corner thereof; thence South along the West line of Lot 2 to the North line of said State Highway 14; thence Easterly along said North line 108 feet, more or less, to the point of beginning.

EXCEPT that portion conveyed to State of Washington by instrument recorded in Book U, Page 444, and Book W, Page 606.

Skamania County Assessor *AM*

Date 2/17/22 Parcel# 13753640070000