

When recorded return to:
Aaron Martell and Rhonda Martell
18807 NE 130th Circle
Brush Prairie, WA 98606

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-158586

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter W. Agar and Tamara J. Agar, husband and wife
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 Aaron Martell and Rhonda Martell, husband and wife

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

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

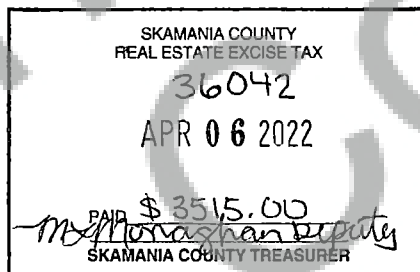
Abbreviated Legal: (Required if full legal not inserted above.)

LOT 32 4-PEAKS Bk B/Pg 60

Tax Parcel Number(s): 07060820320000

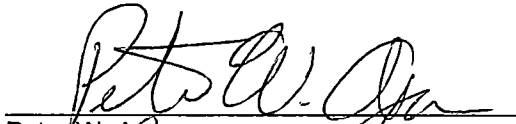
Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: April 4, 2022

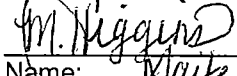

Peter W. Agar


Tamara J. Agar

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Peter W. Agar and Tamara J. Agar are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 5, 2022


Name: Maite Higgins
Notary Public in and for the State of WA
Residing at: Vancouver
My appointment expires: Jan 11, 2025

Notary Public
State of Washington
Maite Higgins
Commission No. 21002045
Commission Expires 01-11-25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07060820320000

Lot 32 of the FOUR PEAKS SUBDIVISION, according to the recorded Plat thereof, recorded in Book 'B' of Plats, Page ~~61~~, in the County of Skamania, State of Washington.

60

Skamania County Assessor

Date 4/6/22 Parcel# 7-6-8-2-3200

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. The interests, rights and privileges of both the United States and Burlington Northern Railroad Company,
as set forth in that certain Easement, including the terms and provisions thereof:
Recorded : January 13, 1982
Book : 80
Page : 972
3. Reservations of Rights of Way for Ditches or Canals, as reserved in Patent, including the terms and provisions thereof:
Recorded : October 30, 1984
Book : 84
Page : 53
4. Declaration of Covenants, including the terms and provisions thereof:
Recorded : May 19, 1987
Book : 105
Page : 325
5. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of 4 PEAKS SUBDIVISION Book B, Page 60.
See recorded plat for details
6. Easement Deed and Agreement, including the terms and provisions thereof:
Recorded : November 23, 2004
As : 2004155367
7. Easement Deed and Agreement, including the terms and provisions thereof:
Recorded : November 29, 2004
As : 2004155382
8. Easement, including the terms and provisions thereof:
Granted to : Spirit Lake Relocation Association, a Washington nonprofit corporation
Recorded : September 26, 2016
As : 2016001986
9. Easement and Maintenance Agreement, including the terms and provisions thereof:
Granted to : Spirit Lake Relocation Association, a Washington nonprofit corporation
Recorded : November 24, 2020
As : 2020003318