



When recorded return to:
Charles Edward Ketola and Nicole Marie Ketola
9105 NW 21st Avenue
Vancouver, WA 98665

Filed for record at the request of:



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

Escrow No.: 612883954

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Hansen and Jennifer Hansen , husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Charles Edward Ketola and Nicole Marie Ketola, 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.)

Lot 1 PINE NEEDLE S/P #2005159226

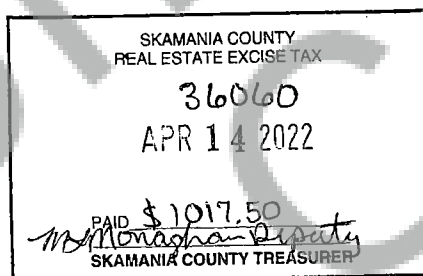
Tax Parcel Number(s): 07062310070100

Skamania County Assessor

Subject to:

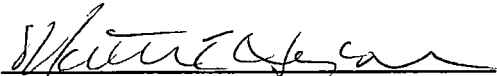
Date 4-14-22 Parcel# 07062310070100

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



STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2022



Matthew Hansen


Jennifer Hansen

State of WASHINGTON
County of

I certify that I know or have satisfactory evidence that Matthew Hansen and Jennifer Hansen 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: 12 Apr 2022


Name: Scott Schaffner
Notary Public in and for the State of WA
Residing at: Vancouver
My appointment expires: 8-18-24

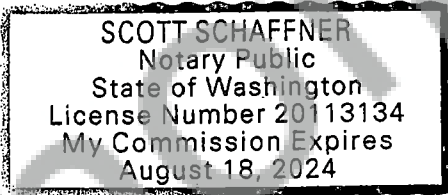


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07062310070100

A tract of land in Section 23, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the PINE NEEDLE Short Plat, recorded in Auditor's File No. 2005159226, Skamania County Records.

Skamania County Assessor

Date 4-14-22 Parcel# 07062310070100
Jm

Unofficial
Copy

EXHIBIT "B"
Exceptions

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

2. Easement, including the terms and provisions thereof:

For : Road

Recorded : November 7, 1960

Book : 48

Page : 77

Also Recorded : September 22, 2003

Book : 250

Page : 750

3. Easement, including the terms and provisions thereof:

Recorded : June 18, 1967

Book : 57

Page : 342

4. Easement, including the terms and provisions thereof as reserved in Deed:

Granted to : Washington State

Recorded : October 3, 2001

Book : 215

Page : 399

5. Easement, including the terms and provisions thereof:

Recorded : January 12, 2004

Book : 256

Page : 554

6. Easement, including the terms and provisions thereof:

Recorded : May 11, 2004

As : 2004152905

7. Covenants, Conditions and Restrictions and/or easements; but deleting any covenants, condition or

restriction indication a preference, limitation or discrimination based on race, color, religion, sex,

handicap, family status or national origin to the extent such covenant, conditions or restrictions violate

Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : May 13, 2004

As : 2004152956

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : October 17, 2005

As : 2005159104

8. Covenants, Conditions and Restrictions and/or easements; but deleting any covenants, condition or

restriction indication a preference, limitation or discrimination based on race, color, religion, sex,

handicap, family status or national origin to the extent such covenant, conditions or restrictions violate

Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : October 17, 2005

As : 2005159105

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : October 20, 2005

As : 2005159172

Said Covenants, Conditions and Restrictions were amended/modified by instrument:

Recorded : December 23, 2005

As : 2005159970

EXHIBIT "B"

Exceptions (continued)

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : March 24, 2006
As : 2006160968

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : July 6, 2010
As : 2010175871
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : July 25, 2011
As : 2011178700
ORDER NO. S22-0188KM

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : July 8, 2020
As : 2020001680
Said Conditions and Restrictions set forth above contain, amount other things, levies and assessments of
Three Rivers Recreational Area Owners Association.

9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of PINE NEEDLE Short Plat Auditor File No. 2005159226.
See recorded plat for details

10. Easement Agreement, including the terms and provisions thereof:
Recorded : April 15, 2005
As : 2005156947

11. Agreement, including the terms and provisions thereof:
Regarding : Well
Recorded : April 15, 2005
As : 2005156948

12. Agreement, including the terms and provisions thereof:
Regarding : Community Well
Recorded : October 25, 2005
As : 2005159227

13. Wildlife Habitat Assessment and Land Slide Hazard Study, including the terms and provisions thereof:
Recorded : September 13, 2005
As : 2005158676

14. Taxes and assessments as they are due.