

When recorded return to:
Shaun K. Humes and Sativa Huddleston
111 Columbia Ridge Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-158262

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry M. Erickson and Cynthia Ann Erickson, 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 Shaun K. Humes, an unmarried person and Sativa Huddleston,
an unmarried person

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

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

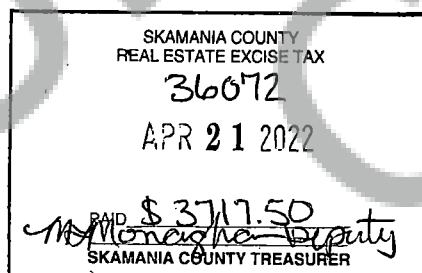
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Sec 27, T2N, R5E W.M.

Tax Parcel Number(s): 02052700110500 *gm*

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2022

Larry M. Erickson
Larry M. Erickson
Cynthia Ann Erickson
Cynthia Ann Erickson

State of WASHINGTON
County of ~~SKAMANIA~~

~~CHUCK~~

I certify that I know or have satisfactory evidence that Larry M. Erickson and Cynthia Ann Erickson 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: 4/19/22
Heather Higgins
Name: HEATHER HIGGINS
Notary Public in and for the State of WA
Residing at: Vanover
My appointment expires: 9/10/24



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052700110500

A parcel of land situated within the West Half of the Northeast Quarter, and the West Half of the East Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, and described more particularly as follows:

Commencing at the North Quarter corner of said Section 27 (from which a brass cap for a witness corner bears North 89° 05' 15" West, 147.35 feet), thence along the quarter section line South 01° 23' 12" West, 1972.26 feet to the North corner of that certain tract, recorded February 9, 1999 in Book 186 at page 391 of Deeds; thence along the Northeasterly edge of said tract South 33° 20' 25" East, 87.98 feet to the Point of Beginning; thence South 88° 18' 31" East, 1118.97 feet to the centerline of a private road; thence Southerly along said centerline, the chord of which bears South 02° 24' 28" West, 1142.90 feet to the intersection with the centerline of Washougal River Road; thence South 35° 50' 27" West, 73.92 feet along said centerline of Washougal River Road to a point on the Southeasterly extension of the Southwesterly edge of a tract, recorded February 9, 1999 in Book 186 at Page 393 of Deeds; thence North 47° 23' 36" West, 739.04 feet to a point on the South line of said West Half (1/2) of the Northeast Quarter of said Section 27 and the Southeast corner of the tract cited above in Book 186 at Page 391 of Deed records of said Skamania County; thence North 33° 20' 25" West, 879.24 feet, back to the Point of Beginning;

EXCEPTING THEREROM the following described tract:

Commencing at the North Quarter corner of said Section 27 (from which a brass cap for a witness corner bears North 89° 05' 15" West, 147.35 feet), thence along the quarter section line South 01° 23' 12" West, 1972.26 feet to the North corner of that certain tract, recorded February 9, 1999 in Book 186 at Page 391 of Deeds; thence along the Northeasterly edge of said tract South 33° 20' 25" East, 87.98 feet to the Point of Beginning; thence South 88° 18' 31" East, 1118.97 feet to the centerline of a private road; thence Southerly along the centerline of a private road the following four (4) courses; 1) thence South 45° 29' 10" East, 20.07 feet; 2) thence South 40° 24' 07" East, 101.96 feet; 3) thence South 18° 23' 05" East, 81.29 feet; 4) thence South 11° 44' 49" East, 9.76 feet; thence South 44° 22' 41" West, 741.16 feet to a point on the South line of said West half of the Northeast Quarter of said Section 27; thence North 88° 18' 31" West, 225.00 feet along the South line of West Half of the Northeast Quarter of said Section 27 to the Southeast corner of the tract described in Book 186 at Page 391 of Deed records, of Skamania County; thence North 33° 20' 25" West, 879.24 feet, back to the Point of Beginning.

BNW
Skamania County Assessor

Date 4/21/22 Parcel# 02052700110500

EXHIBIT "A"
Legal Description
(continued)

Unofficial
Copy

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Timber Deed, including the terms and provisions thereof:
Recorded : April 30, 1951
Book : 33
Page : 423 & 454
4. Easements and matters as shown on Survey:
Recorded : July 12, 1999
Book : 3
Page : 318
5. Easement, including the terms and provisions thereof:
For : Ingress and egress
Recorded : February 27, 2007
As : 2007165123
6. Easements and matters as shown on Survey:
Recorded : January 24, 2007
As : 2007164753
7. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Public Utility District #1 of Skamania County
Recorded : December 27, 2017
As : 2017002673
8. Easement, including the terms and provisions thereof:
For : Ingress and egress
Recorded : February 16, 2022
As : 2022000326