

Skamania County, WA
Total:\$207.50
DEED
Pgs=5

2022-001050

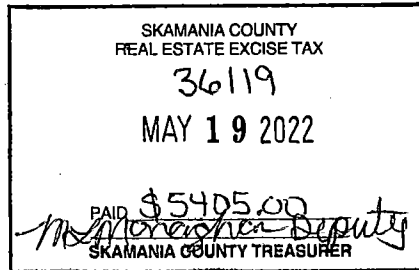
05/19/2022 02:15 PM

Request of: COLUMBIA GORGE TITLE



AFTER RECORDING MAIL TO:

Mills End Center LLC
Attn: Dean Maldonado
5101 NE 82nd Ave #200
Vancouver, WA 98662



Filed for Record at Request of:

First American Title Insurance Company National Commercial
Services

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **NCS-1127557-OR1 (ch)**

Grantor(s): **Rawlings Family Investments, LLC, a Washington limited liability company**

Grantee(s): **Mills End Center LLC, a Washington limited liability company**

Abbreviated Legal: **Lots 1 and 2 of The Rock Creek Cove S/P 2021-002217**

Additional Legal on page: **3**

Assessor's Tax Parcel No(s): **02-07-01-0-0-1302-00 and 02-07-01-0-0-1303-00** *SW*

THE GRANTOR(S) Rawlings Family Investments, LLC, a Washington limited liability company, as to its undivided 1/3 interest for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Mills End Center LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

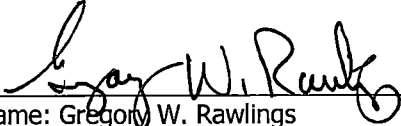
LEGAL DESCRIPTION: Real property in the County of Skamania, State of Washington, described as follows:

See Exhibit A attached hereto and by reference made a part hereof.

Subject To: See Exhibit B attached hereto and by reference made a part hereof.

Dated: 05-12-2022

Rawlings Family Investments, LLC, a Washington
limited liability company

By: 
Name: Gregory W. Rawlings
Title: Managing Member

STATE OF Washington)
COUNTY OF Benton)-ss

This record was acknowledged before me on 05-12-2020 by **Gregory W. Rawlings** as **Managing Member** of **Rawlings Family Investments, LLC**, a Washington limited liability company.



Notary Public

My commission expires: 11-24-2024

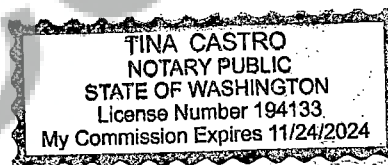


EXHIBIT A

PARCEL I: 02-07-01-0-0-1302-00

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE ROCK CREEK COVE SHORT PLAT, RECORDED IN AUDITOR'S FILE NO. 2021002217, SKAMANIA COUNTY SHORT PLAT RECORDS.

PARCEL II: 02-07-01-0-0-1303-00

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE ROCK CREEK COVE SHORT PLAT, RECORDED IN AUDITOR'S FILE NO. 2021002217, SKAMANIA COUNTY SHORT PLAT RECORDS.

Skamania County Assessor

Date 5/19/22 Parcel# 2-7-1-0-0-1302-00
20 2-7-1-0-0-1303-00

EXHIBIT B

1. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Bonneville Tide Pool.
2. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
3. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Bonneville Tide Pool.
4. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Bonneville Tide Pool.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. Easement, including the terms and provisions thereof:
For : Utilities
Granted to : Northwest Electric Company
Recorded : June 14, 1912
Book : N
Page : 603
7. Easement, including the terms and provisions thereof:
For : Flowage
Granted to : United States of America
Recorded : December 26, 1936
Book : Z
Page : 135
8. Easement, including the terms and provisions thereof:
Granted to : United States of America
Recorded : August 22, 1974
Book : 67
Page : 496

9. Easement, including the terms and provisions thereof:
Granted to : United States of America
Recorded : September 17, 1976
Book : 75
Page : 214
10. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Short Subdivision Book T, Page 100. See recorded plat for details
11. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of Rock Creek Cove Short Plat Auditor File No. 2021002217. See recorded plat for details
12. Shared Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : June 24, 2021
As : 2021002218
13. Conservation Easement, including the terms and provisions thereof:
Recorded : June 24, 2021
As : 2021002219