



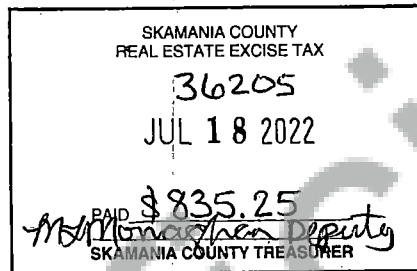
When recorded return to:
Tyler Ward and Jennifer Ward
403 NW 45th Street
Vancouver, WA 98660

Filed for record at the request of:



2621 NE 134th St., Suite 200
Vancouver, WA 98686

Escrow No.: 612883484



STATUTORY WARRANTY DEED

THE GRANTOR(S) Lindsay A. Holt and Eric K. Holt, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Tyler Ward and Jennifer Ward, 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 2, Subdivision of ANGRY LADY SHORT PLAT AFN 2004153799

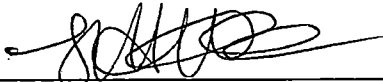
Tax Parcel Number(s): 07062310030200

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/13/2022



Lindsay A. Holt

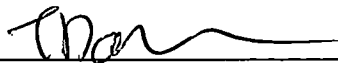


Eric K. Holt

State of Washington

County of Clark

This record was acknowledged before me on 15 July 2022 by Lindsay A. Holt and Eric K. Holt.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 24 Aug 2025

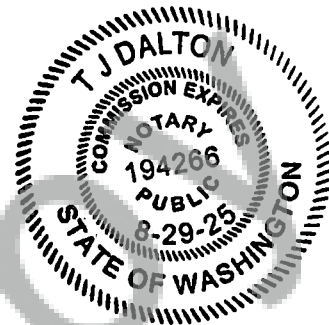


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07062310030200

LOT 2 OF ANGRY LADY SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NUMBER 2004153799, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 7/18/22 Parcel# 07062310030200

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. 2. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THREE RIVERS RECREATIONAL AREA HOMEOWNERS ASSOCIATION.
3. THAT ROAD RIGHT OF WAY OR 20533 (WA) AND ALL APPURTENANCES THERETO, CONSTRUCTED BY THE UNITED STATES AS TO THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND THE RIGHT OF THE UNITED STATES, ITS AGENTS OR EMPLOYEES, TO MAINTAIN, OPERATE, REPAIR OR IMPROVE THE SAME SO LONG AS NEEDED OR USED FOR OR BY THE UNITED STATES.
4. SUCH RIGHTS FOR ROAD PURPOSES AS PUBLISHERS FOREST PRODUCTS OF WASHINGTON, OR ITS SUCCESSORS IN INTEREST MAY HAVE, PURSUANT TO RIGHT OF WAY OR 36358 (WA) AS TO THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, ACT OF OCTOBER 21, 1976, 90 STAT. 2776, 43 U.S.C. 1761.
5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD MAINTENANCE WITH ADJACENT PROPERTY OWNERS
AUDITOR'S FILE NO.: BOOK 48, PAGE 95
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: INTERNATIONAL PAPER COMPANY, A CORPORATION OF THE STATE OF NEW YORK
PURPOSE: RIGHT OF WAY
RECORDED: June 18, 1967
AUDITOR'S FILE NO.: BOOK 57, PAGE 342
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
AUDITOR'S FILE NO.: BOOK 250, PAGE 750
AREA AFFECTED: SAID PREMISES
8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

EXHIBIT "B"

Exceptions
(continued)

REGARDING: EASEMENT
RECORDED: September 22, 2003
AUDITOR'S FILE NO.: 150370, BOOK 250, PAGE 750

9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: WELL
RECORDED: May 11, 2004
AUDITOR'S FILE NO.: 2004152904

10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: EASEMENT AND ROAD MAINTENANCE
RECORDED: May 11, 2004
AUDITOR'S FILE NO.: 2004152905

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:
RECORDED: MAY 13, 2004
AUDITOR'S FILE NO.: 2004152956
SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY
INSTRUMENT:
RECORDED: October 17, 2005
AUDITOR'S FILE NO.: 2005159104

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: CLASS B COMMUNITY WATER WELL
RECORDED: July 23, 2004
AUDITOR'S FILE NO.: 2004153800

13. MATTERS DISCLOSED BY SURVEY RECORDED January 13, 2005 UNDER FILE NO.
2005155913.

14. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:
RECORDED: October 17, 2005
AUDITOR'S FILE NO.: 2005159105
SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY
INSTRUMENTS:
AUDITOR'S FILE NOS.: 2005159172, 2005159970, 2006160968, 2010175871, 2011178700
AND
2020-001680
Commitment No.: CL22751
Page 6

15. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK
LINES,
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID SHORT
PLAT.

EXHIBIT "B"

Exceptions
(continued)

16. EASEMENT DELINEATED ON THE FACE OF THE SHORT PLAT OF SAID SUBDIVISION; FOR INGRESS, EGRESS AND UTILITIES. (AFFECTS SAID PREMISES)

17. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION AND UNRECORDED LIENS FOR LABOR AND MATERIAL HAVE BEEN CLEARED FOR THE LOAN POLICY WHICH, WHEN ISSUED, WILL CONTAIN THE WLTA 100 ENDORSEMENT.