

When recorded return to:
Jason Moss and Alicia Moss
891 Marrin-Didier Road
Washougal, WA 98671

Skamania County, WA
Total: \$206.50
DEED
Pgs=4
Request of: COLUMBIA GORGE TITLE

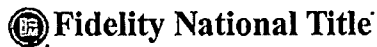
2022-001524

07/26/2022 02:32 PM



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Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612885658

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce Carter and Dorothy Carter, 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 Jason Moss and Alicia Moss, 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

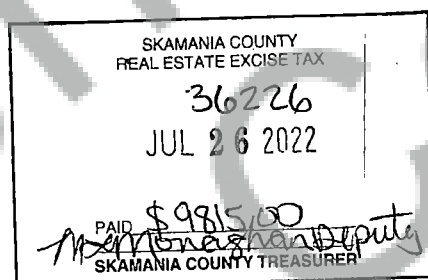
Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 7, TIN, R5E W.M.

Tax Parcel Number(s): 01050700070200 *(D)*

Subject to:

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



STATUTORY WARRANTY DEED
(continued)

Dated: 7/20/2022

Bruce H. Carter
Bruce Carter

Dorothy Carter
Dorothy Carter

State of Washington

County of Clark

This record was acknowledged before me on 7/20/2022 by Bruce Carter and Dorothy Carter.

Cum Kum
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 11-05-2024

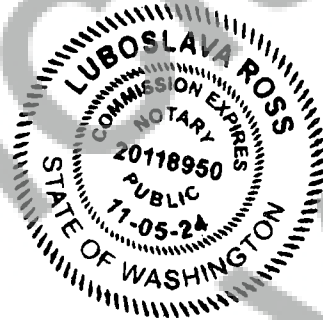


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01050700070200

A portion of the North Half of the Southwest Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Southeasterly of Marrin Didier Road (County Road No. 11250), for which road additional right of way was dedicated by deed dated December 10, 1976, recorded under Auditor File No. 83468 in Book 72, Page 166, records of Skamania County, Washington, and referenced to that certain survey filed for record on May 7, 1979 in Book 1 of Surveys, Page 187, at the request of Hagedorn, Inc., and recorded under 88485, records of Skamania County, Washington, and referenced also to that certain survey filed for record on September 1, 1983 in Book 2 of Surveys, Page 128, at the request of Hagedorn, Inc., and recorded under Auditor File No. 96333, records of Skamania County, Washington, more particularly described as follows:

Beginning at the Skamania County brass-capped concrete monument marking the 1/16 corner at the Northeast corner of the Northwest Quarter of said Southwest Quarter of Section 7; thence South 01° 29' 32" West along the East line of said Northwest Quarter of said Southwest Quarter a distance of 284.00 feet to a point marked by an iron rod; thence South 38° 35' 37" West a distance of 477.55 feet to a point marked by an iron rod; thence continuing South 38° 35' 37" West a further distance of 596.89 feet to a point marked by an iron rod at the intersection of this course with the relocated North property line of the Jemtegaard Tract as said property line is described by the above referenced recorded surveys and confirmed by Quit Claim Deed dated June 15, 1979, recorded under Auditor File No. 88960 in Book 76, Page 831, records of Skamania County, Washington; thence North 88° 24' 20" West along said property line a distance of 648.13 feet to a point marked by an iron rod where the property line intersects the West line of Section 7; thence North 01° 19' 05" East along said West line of Section 7 a distance of 475.48 feet to a point marked by an iron rod; thence continuing North 01° 19' 05" East 55.33 feet to the point at which the West line of Section 7 is intersected by the center line of Marrin Didier Road; thence Northeasterly along the center line of Marrin Didier Road a distance of 445.96 feet to the point where said center line intersects the North line of said Southwest Quarter of Section 7; thence South 88° 32' 38" East along said North line a distance of 44.02 feet to a point on the Easterly Marrin Didier right of way line marked by an iron rod; thence continuing South 88° 32' 38" East along said North line of the Southwest Quarter a distance of 255.93 feet to a point marked by an iron rod; thence further South 88° 32' 38" East along said North line 324.93 feet to another point marked by an iron rod; thence continuing South 88° 32' 38" East a further distance of 117.34 feet to a point marked by an iron rod where said North line of the Southwest Quarter is intersected by a property line bearing South 52° 32' 52" West; thence further South 88° 32' 38" East along said North line a distance of 207.58 feet to the point of beginning.

EXCEPT County Roads

Skamania County Assessor

Date 7/26/22 Parcel# 1-5-7-702

EXHIBIT "B"
Exceptions

1. Taxes and assessments as they become due and payable.
2. 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 Fork of Lawton Creek.
3. 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
4. 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 Fork of Lawton Creek
5. 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 Fork of Lawton Creek..
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways