

When recorded return to:  
Julie H. Wolfe and John Charles Larkin  
1559 Del Mar Road  
Oceanside, CA 92057

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1499 SE Tech Center Pl, Suite 100  
Vancouver, WA 98683

Escrow No.: 622-160259

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sherry D. McCurry, a single person and Jamie R. Brents, a single person, as joint tenants with the right of survivorship

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 Julie H. Wolfe and John Charles Larkin, 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 (Page 3)

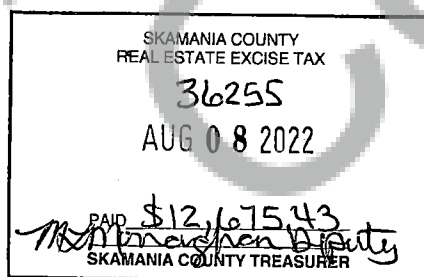
Abbreviated Legal: (Required if full legal not inserted above.)

PTN SEC 2 T2N R7E WM

Tax Parcel Number(s): 02-07-02-4-1-0100-000 *JN*


Subject to:

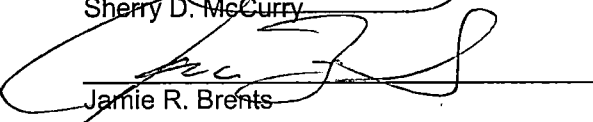
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF (Page 4)



**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7/19/2022


  
Sherry D. McCurry

  
Jamie R. Brents

State of Washington

County of Clark

This record was acknowledged before me on 7-19-22 by Sherry D. McCurry and Jamie R. Brents.

  
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 10/25/25

HEIDI A. BOND  
Notary Public  
State of Washington  
License Number 77404  
My Commission Expires  
October 25, 2025

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02-07-02-4-1-0100-00**

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A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at a brass cap marking the intersection of the North line of the Daniel Baughman DLC #42 with the East line of said Section 2; thence North along the East line thereof of said Section 2, 146 feet to an iron pipe; thence West 199 feet to an iron rod; thence continuing West, 65 feet to an iron rod; thence South 00° 00' 02" West, 100.98 feet to an iron rod; thence South 00° 04' 23" East, 31.33 feet to an iron rod; thence South 76° 11' 32" East, 64.56 feet to an iron rod; thence North 82° 20' 18" East, 52.56 feet to an iron rod; thence South 63° 11' 43" East, 27.76 feet to an iron rod; thence North 85° 35' 36" East, 41.07 feet to an iron rod; thence North 87° 15' 27" East, 83.60 feet to the point of beginning.

EXCEPTING THEREFROM the right of way for Attwell Road, the said being old State Highway #8 as the same was located and established prior to 1927.

Skamania County Assessor

Date 8/8/22 Parcel# 02070241010000

## EXHIBIT "B"

### Exceptions

1. Taxes and Assessments as they become due and payable.
2. Reservation of Oil, Gas and Other Minerals as contained in Bargain and Sale Deed:  
Grantor : W. B. Ludwig and Juanita L. Ludwig, husband and wife  
Grantee : Merle Talent and Gloria Talent, husband and wife  
Recorded : February 15, 1954  
Book : 37  
Page : 486

Assignment of Mineral Interest to Juanita McCash, et al by instrument:  
To : February 14, 1989  
Recorded : 112  
As : 988

3. Easements and matters as shown on Survey:  
Recorded : February 3, 1995  
Book : 3  
Page : 182