



00013963202200016730040046

When recorded return to:

Dan Alan Hungate and Adrienne Louise Zell
949 NW Overton Street #103
Portland, OR 97209

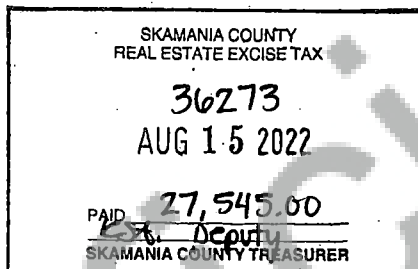
Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-160887



STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald W. Harteloo and Linda K. Harteloo, 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 Dan Alan Hungate and Adrienne Louise Zell, 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

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

Tax/Map ID(s):

Tax Parcel Number(s): 02052000011000, 02052000011005,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 11, 2022

Gerald W. Harteloo
Gerald W. Harteloo

Linda K. Harteloo
Linda K. Harteloo

State of Washington
County of Clark

This record was acknowledged before me on 8/11/22 by Gerald W. Harteloo and Linda K. Harteloo.

Heather Higgins
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9/10/24



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052000011000 and 02052000011005

Being a portion of the Northeast Quarter and the Southeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, also being a portion of Lot 2 of Short Plat recorded in Book 3, Page 346, of Skamania County Records.

Beginning at a DNR concrete monument at the East quarter corner of Section 20, as shown in Book 3 of Short Plats, page 346, Skamania County Auditor's Records; thence North $88^{\circ} 35' 38''$ West, along the North line of the Southeast Quarter of Section 20, as shown in Short Plat 3-346, for a distance of 655.37 feet to described point "A" at the centerline of Dobbins Road (Short Plat 3-346); thence North $08^{\circ} 49' 14''$ West, along the centerline of Dobbins Road for a distance of 548.45 feet and the True Point of Beginning; thence, leaving said centerline South $81^{\circ} 10' 46''$ West, for a distance of 200.00 feet; thence South $08^{\circ} 49' 14''$ East, parallel with the centerline of Dobbins Road, for a distance of 512.44 feet to a 5/8 inch iron rod on the East line of Lot 2 of said Short Plat; thence continuing along the East line of Lot 2, South $06^{\circ} 29' 02''$ West, for a distance of 67.26 feet to a 5/8 inch iron rod (Short Plat 3-346); thence continuing along the Easterly line of Lot 2, South $37^{\circ} 11' 29''$ East, for a distance of 128.94 feet to a 5/8 inch iron rod; thence South $60^{\circ} 32' 40''$ West, for a distance of 209.46 feet; thence South $34^{\circ} 00' 00''$ West, for a distance of 250.00 feet to a 5/8 inch iron rod (Short Plat 3-346); thence leaving said Easterly line of said Short Plat, North $75^{\circ} 50' 51''$ West, for a distance of 283.02 feet to the center of the West Fork of the Washougal River, being at a point 30 feet Northerly of and parallel with the centerline of an existing foot bridge over the West Fork of the Washougal River; thence following the center of said river, as shown in Short Plat 3-346 the following described courses; thence North $13^{\circ} 00' 00''$ West, 200.44 feet; thence North $03^{\circ} 00' 00''$ West, 290.00 feet; thence North $14^{\circ} 00' 00''$ East, 140.00 feet; thence North $32^{\circ} 00' 00''$ East, 70.00 feet; thence North $06^{\circ} 00' 00''$ East, 100 feet; thence North $29^{\circ} 00' 00''$ East, for a distance of 35.00 feet, being the Northwestern corner of said Lot 2; thence North $77^{\circ} 55' 15''$ East, along the North line of Lot 2, for a distance of 275.85 feet to the most Northerly corner of Lot 2 being at the centerline of Linda Lane; thence following the centerline of Linda Lane the following described courses; thence along the arc of a 400.00 foot radius curve to the left, through a central angle of $08^{\circ} 35' 40''$, for an arc distance of 60.00 feet, the chord of which bears North $01^{\circ} 42' 10''$ West, 59.94 feet; thence North $06^{\circ} 00' 00''$ West for a distance of 85.00 feet; thence along the arc of a 600.00 foot radius curve to the right, through a central angle of $11^{\circ} 00' 00''$, for an arc distance of 115.19 feet, the chord of which bears North $00^{\circ} 30' 00''$ West, 115.01 feet; thence North $05^{\circ} 00' 00''$ East, for a distance of 20.00 feet; thence along the arc of a 500.00 foot radius curve to the left, through a central angle of $10^{\circ} 00' 00''$, for an arc distance of 87.27 feet, the chord of which bears North $00^{\circ} 00' 00''$ West, 87.16 feet; thence, leaving said centerline along the most Easterly Southerly line of Lot 1 of Short Plat 3-346, for a distance of 295.32 feet to the most Northerly Southeast corner of said Lot 1, being at a centerline of Dobbins Road; thence South $09^{\circ} 37' 31''$ East, along said centerline, for a distance of 271.00 feet; thence continuing along said centerline South $08^{\circ} 49' 14''$ East, for a distance of 54.46 feet to the True Point of Beginning.

Skamania County Assessor

Date 8/15/22 Parcel # 2-5-20-110
(P) 2-5-20-110-05

EXHIBIT "B"

Exceptions

Taxes and Assessments as they become due and payable.

As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property may result.

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 The North Fork of the Washougal River and unnamed Creek.

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.

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 The North Fork of the Washougal River and unnamed Creek.

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 The North Fork of the Washougal River and unnamed Creek.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Reservation, including the terms and provisions thereof:

For	: Right to Construct Highways
Granted to	: Skamania County
Recorded	: January 15, 1951
Book	: 33
Page	: 355

Easement, including the terms and provisions thereof:

For	: Road
Recorded	: April 7, 1970
Book	: 61
Page	: 609

Private Roadway Agreement, including the terms and provisions thereof:

Recorded	: January 25, 1989
Book	: 112
Page	: 801

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of HARTELOO Short Plat Book 3, Page 346.

See recorded plat for details

Road Maintenance Agreement, including the terms and provisions thereof:

Recorded	: December 31, 1998
Book	: 185
Page	: 281