

When recorded return to:
Peter McAllister
251 Canyon Ridge Road
Washougal, WA 98671

Filed for record at the request of:



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

Escrow No.: 622-160307

STATUTORY WARRANTY DEED

THE GRANTOR(S) David H. Dehnke and Sally J. Dehnke, 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 Peter McAllister, a single man

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.)

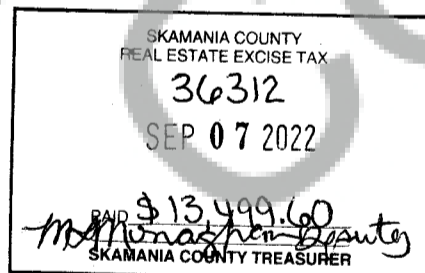
Tax/Map ID(s): 01050800010500 and 01050800010506

Ptn. Sec 8, T1N, R5E, W.M.

Tax Parcel Number(s): 01050800010500, 01050800010506,


Subject to:

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




STATUTORY WARRANTY DEED
(continued)

Dated: September 7, 2022



David H. Dehnke

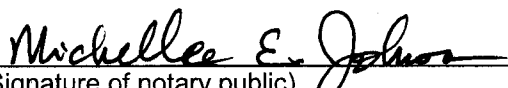


Sally J. Dehnke

State of Washington

County of Clark

This record was acknowledged before me on August 31 2022 by David H. Dehnke and Sally J. Dehnke.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: July 19 2026

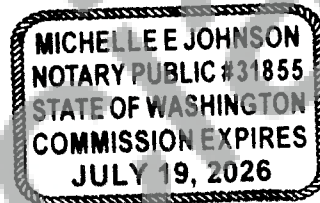


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01050800010500 and 01050800010506

Beginning at the Northeast corner of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, South 01° 39' 50" West, 676.63 feet along the East line of said Section; thence South 89° 59' 11" West, 1635.05 feet to a point on the East line of Lot 3 of the COLLINS Short Plat as shown on the map thereof recorded in Book '3', page 171, of Short Plats; thence North 01° 30' 57" East, 118.98 feet to the Southerly line of Lot 2 of said Short Plat; thence North 71° 22' 05" East, 154.00 feet to the beginning of a curve concave to the Northwest and having a radius of 100.01 feet; thence Northeasterly along said curve a distance of 12.94 feet and through a central angle of 07° 24' 52" (the chord of which bears North 67° 39' 39" East, 12.93 feet); thence North 63° 57' 13" East, 302.12 feet; thence North 01° 30' 57" East, 386.02 feet to the North line of said Section 8; thence South 89° 17' 48" East, 1212.11 feet to the Point of Beginning.

Skamania County Assessor

Date 9-22-22 Parcel# 01050800010500
01050800010506

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. 2. 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.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Northwestern Electric Company
Recorded : June 4, 1912
Book : N
Page : 583
5. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Northwestern Electric Company
Recorded : May 9, 1930
Book : W
Page : 391
ORDER NO. S22-0312KM
6. Easement, including the terms and provisions thereof:
For : Transmission Lines
Granted to : United States of America
Recorded : January 17, 1942
Book : 28
Page : 572
7. Easement, including the terms and provisions thereof:
Recorded : February 3, 1994
Book : 141
Page : 264
8. Agreement, including the terms and provisions thereof:
Regarding : Private Roadway
Recorded : August 1, 1990
Book : 120
Page : 19
9. Agreement, including the terms and provisions thereof:
Regarding : Road Maintenance
Recorded : October 14, 1997
Book : 169
Page : 918
10. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of COLLINS Short Plat Book 3, Page 171. See recorded plat for details
11. Survey recorded in Book 3 of Surveys, Page 285. Also recorded as Auditor's File No. 2005159381.
12. Covenants, Conditions and Restrictions, including the terms and provisions thereof:
Recorded : March 7, 2002
Book : 221
Page : 430
13. Joint Declaration, including the terms and provisions thereof:
Recorded : March 31, 2003
Book : 239
Page : 709
14. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as

EXHIBIT "B"

Exceptions
(continued)

contained in Settlement Agreement:
Recorded : May 13, 2005
As : 2005157298

15. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Public Utility District No. 1 of Skamania County
Recorded : November 23, 2015
As : 2015002462

16. Parties in possession or claiming to be in possession, other than the vestees shown herein. For the purpose of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.

17. Statutory liens for labor or materials, including liens for contributions due to the State of Washington for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage whereon notice of such liens appear of record.

Skamania County Assessor

Date 9-7-22 Parcel# 01050800010506
01050800010506