



When recorded return to:
Richard Daniel Forayter and Angela Skidmore
Forayter
3152 USFS Road 90
Cougar, WA 98616

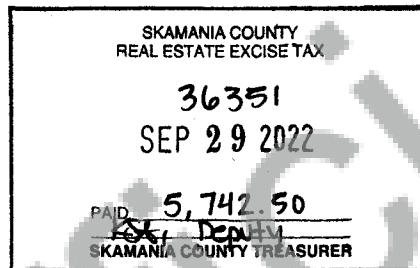
Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-161334



STATUTORY WARRANTY DEED

THE GRANTOR(S) Arthur James Simons and Elizabeth Ann Lee, Trustees under the Simons Family Trust, dated March 2, 2005

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 Richard Daniel Forayter and Angela Skidmore Forayter, 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 3 SWIFT COVE WEST SP Bk 3/Pg 400

Tax Parcel Number(s): 07052100021100

Skamania County Assessor

Date 9-29-22 Parcel# 07052100021100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2022

Arthur James Simons and Elizabeth Ann Lee, Trustees under the Simons Family Trust, dated March 2, 2005

BY: Arthur J Simons
Arthur Simons
Trustee

BY: Elizabeth Lee
Elizabeth Lee
Trustee

State of Washington

County of Clark

This record was acknowledged before me on September 22, 2022 by Arthur Simons and Elizabeth Lee as Trustee and Trustee, respectively, of Arthur James Simons and Elizabeth Ann Lee, Trustees under the Simons Family Trust, dated March 2, 2005.

Tammy Coe
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-24-25

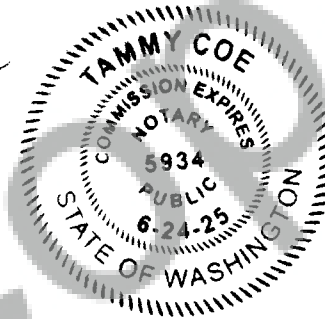


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07052100021100

A tract of land in the Southwest Quarter of Section 21, Township 7 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the SWIFT COVE WEST Short Plat, recorded in Book 3 of Short Plats, Page 400, Skamania County Records.

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 Swift Reservoir.
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 Swift Reservoir.
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 Swift Reservoir.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways
7. Reservation of Oil, Gas and Other Minerals as contained in Deed:
Grantor : Northern Pacific Railway Company
Grantee : Fred Blackburn Rogers
Recorded : June 24, 1929
Book : W
Page : 203

Also Recorded : August 1, 1940
Book : 28
Page : 123
"The scheduling of this exception does not alter or limit the scope of exceptions 3 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."
8. Easement Agreement, including the terms and provisions thereof:
For : Road

EXHIBIT "B"

Exceptions (continued)

Recorded : December 24, 1959
Book : 46
Page : 477
Affects : This and other property

9. Reservation of Oil, Gas and Other Minerals as contained in Deed:
Grantor : Weyerhaeuser Company (formerly Weyerhaeuser Timber Company), a Washington corporation
Grantee : Weyerhaeuser Real Estate Company, a Washington corporation
Recorded : May 18, 1998
Book : 177
Page : 200
"The scheduling of this exception does not alter or limit the scope of exceptions 3 pertaining to minerals and other substances nor does this exception constitute any statement about or coverage as to the ownership of this specific interest nor does the scheduling of this interest imply that all leases, grants, exceptions or reservations of interests are scheduled."
10. Easements and matters as shown on the Survey recorded June 20, 2000 in Book 3, Page 356.
11. Agreement and Grant of Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utilities
Recorded : March 29, 2002
Book : 222
Page : 463
Affects : This and other property
12. Reciprocal Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utilities
Recorded : March 29, 2002
Book : 222
Page : 478
Affects : This and other property
13. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of SWIFT COVE WEST Short Plat Book 3, Page 400.
See recorded plat for details
14. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenants, conditions or

EXHIBIT "B"

Exceptions (continued)

restrictions violate

Title 42, Section 3604 and 3607, of the United States Codes:

Recorded : May 10, 2002

Book : 223

Page : 993

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of the Homeowners Association.

15. Water Well Agreement, including the terms and provisions thereof:
Regarding : Community Water Well Agreement
Recorded : May 10, 2002
Book : 224
Page : 1
16. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : May 10, 2002
Book : 224
Page : 51
17. Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenants, conditions or restrictions violate
Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : January 16, 2003
Book : 235
Page : 680

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : October 29, 2003
Book : 253
Page : 417

Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Swift Cove Homeowners Association.

18. Release of Easement, including the terms and provisions thereof:
Recorded : June 10, 2003
Book : 243
Page : 855

EXHIBIT "B"

Exceptions (continued)

19. Prior to the issuance of title insurance on any encumbrance or conveyance executed by Arthur James Simons and Elizabeth Ann Lee, Trustees under the Simons Family Trust, dated March 2, 2005 referred to herein, a complete copy and any amendments thereto, executed by the Trustees, should be submitted to this office for review prior to the closing of the intended transaction.
20. 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.
21. 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.