



When recorded return to:
Christopher Watt
12754 Windingwalk Dr
Peyton, CO 80831

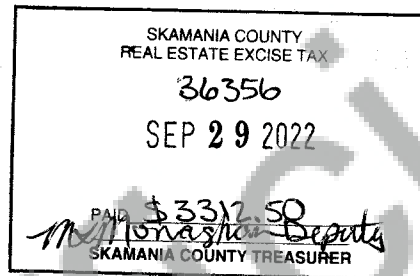
Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-159871



STATUTORY WARRANTY DEED

THE GRANTOR(S) Rachel Emily Suero, a single person

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 Christopher Watt, an unmarried person

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 2 Stephens SP Bk 3/Pg 428

Tax Parcel Number(s): 01050610140100 *em*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2022

Rachel Emily Suero
Rachel Emily Suero

State of Washington
County of Clark

This record was acknowledged before me on _____ by Rachel Emily Suero.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Humboldt)

On September 27, 2022 before me, Kent Froblom, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Rachel Emily Suero
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 01050610140100

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington;

Thence South to the Northerly right of way of the county road known as Frank Uran Road, which is also an Iron Rod set in Book 3, Page 207 of Surveys by Hagedorn Surveying, in 1990, which is the True Point of Beginning;

Thence South 66° 10' 55" West, 276.57' along the North edge of Uran Road;
Thence along an arc to the left, with 221.00' radius and a chord bearing of South 50° 34' 00" West, 118.98';
Thence North 4° 28' 34" West, 93.18' to an Iron Rod;
Thence North 15° 56' 16" West, 120.54' to an Iron Rod;
Thence North 15° 56' 16" West, 56.44' to a point in the river;
Thence North 60° 25' 04" East, 85.75' to an Iron Rod at river's edge;
Thence South 10° 53' 45" East, 91.54' to an Iron Rod;
Thence North 44° 20' 21" East, 189.12';
Thence North 18° 11' 17" East, 171.26' to the approximate river centerline;
Thence along the approximate river centerline, North 65° 40' 28" East, 144.79';
Thence South 1° 17' 10" West, 385.96' to the True Point of Beginning.

Skamania County Assessor *DM*

Date: 9/29/22 Parcel # 01050610140100

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 Washougal River.
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 Washougal River.
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 Washougal River.
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. Easement, including the terms and provisions thereof:
Recorded : February 16, 1956
Book : 41
Page : 197
8. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of STEPHENS Short Plat, Book 3, Page 428.
See recorded plat for details
9. Easement, including the terms and provisions thereof:
Recorded : August 16, 2005
As : 2005158347

EXHIBIT "B"

Exceptions
(continued)

10. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BLA for STEPHENS Short Plat Auditor's file No. 2011178493 and amended by Auditor's File No. 2011179623.
See recorded plat for details
11. Easement, including the terms and provisions thereof:
Recorded : October 24, 2012
As : 2012181864