Skamania County, WA Total: \$206.50 DEED Pgs=4

2022-002355 12/12/2022 01:42 PM

Request of COLUMBIA GORGE TITLE

00014877202200023550040042

When recorded return to:
Bradley Thomas Brough and Lindsay Nichole
Brough
3311 Canyon Creek Road
Washougal, WA 98671

Filed for record at the request of:

Fidelity National Title

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

Escrow No.: 612887233

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36436

DEC 12 2022

PAID \$ 8789.90

MANOTO STATE OF PURITY
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff R. Layton and Loretta L. Layton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Bradley Thomas Brough and Lindsay Nichole Brough, 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 1 of Block 3 of the Prindle Park Estates, according to the recorded Plat thereof, recorded in Book "A" of Plats, Page 131, in the County of Skamania, State of Washington.

Except that portion conveyed to Henry Sephens, et ux, by instrument recorded in Book 109, Page 305.

Further Excepting that portion conveyed to Skamania County by instrument recorded in Book 256, Page 761

Tax Parcel Number(s): 01050510030000 Ym 12/12/22

Subject to: See Attached Exhibit B

1. General Taxes as due and payable

STATUTORY WARRANTY DEED

(continued)

Dated: November 22, 2022

State of Washington

County of Clark

This record was acknowledged before me on Loretta L. Layton.

by Jeff R. Layton and

(Signature of notary public) They www. Notary Public in and for the State of Washington

My appointment expires: March 9, 2023

TRACY LOUKS-SJOTHUN NOTARY PUBLIC #26327 STATE OF WASHINGTON COMMISSION EXPIRES MARCH 9, 2023

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 01050510030000

Lot 1 of Block 3 of the Prindle Park Estates, according to the recorded Plat thereof, recorded in Book "A" of Plats, Page 131, in the County of Skamania, State of Washington.

Except that portion conveyed to Henry Sephens, et ux, by instrument recorded in Book 109, Page 305.

Further Excepting that portion conveyed to Skamania County by instrument recorded in Book 256, Page 761

Skamania County Assessor

Date p.p. p. Parcel# 01050510030000

m

Exhibit B

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 Canyon 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 Canyon 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 Canyon Creek.

Easement, including the terms and provisions thereof:

For

: Right of Way

Recorded

: September 24, 1930

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of PRINDLE PARK ESTATES Book A, Page 131.

See recorded plat for details

Reservation of Oil, Gas and Other Minerals as contained in Deed:

Grantor : Chateau Properties, Inc., a Washington corporation
Grantee : Prindle Mountain Quarry, a Washington corporation

Recorded : July 29, 1966

Book : 56 Page : 157

"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."

Easement, including the terms and provisions thereof:

For : Ingress and Egress

Granted to : Skamania County Recorded : June 3, 1986

Book : 101 Page : 381