



00015260202300001740040040

When recorded return to:  
Stefanie LeAnn Beslanowitch and Robert  
Beslanowitch  
14 Wilderness Drive  
Cougar, WA 98616

Filed for record at the request of:

**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

200 Triangle Shopping Center, Suite 220  
Longview, WA 98632

Escrow No.: 612888190

### STATUTORY WARRANTY DEED

\* Lewis

THE GRANTOR(S) **Shawn Ferguson and Gail Ferguson, 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 **Stefanie LeAnn Beslanowitch and Robert Beslanowitch, Wife and Husband** 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 14, Subdivision of MARBLE MOUNTAIN RETREAT, B/5

Tax Parcel Number(s): 07061840031400

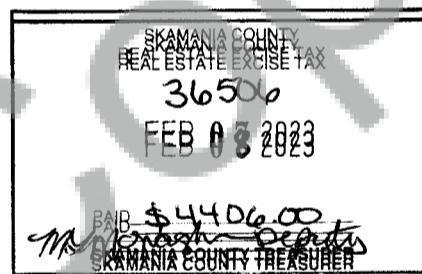
Subject to:

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

Dated: February 6, 2023

  
Shawn Ferguson

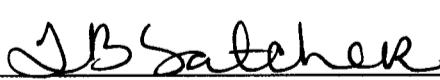
  
Gail Ferguson  
Lewis



State of Washington  
County of Cowlitz

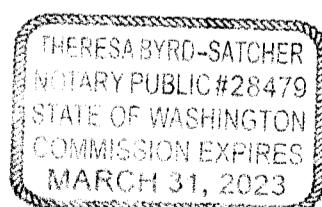
\*Lewis

This record was acknowledged before me on 2/7/2023 by Gail Ferguson and Shawn Ferguson.



(Signature of notary public)

Notary Public in and for the State of WA  
My commission expires: 3/31/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 07061840031400**

LOT 14 OF MARBLE MOUNTAIN RETREAT, ACCORDING TO THE PLAT THEREOF, RECORDED  
IN  
BOOK "B" OF PLATS, PAGE 5, RECORDS OF SKAMANIA COUNTY, WASHINGTON.  
TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITY, THE  
CENTERLINE  
BEING OVER AN EXISTING DRIVEWAY LOCATED ON LOT 13 OF MARBLE MOUNTAIN RETREAT  
AS DESCRIBED UNDER AUDITOR'S FILE NO. 2020-003421

Skamania County Assessor

Date 2/8/23 Parcel# 07061840031400

Unofficial  
Copy

## EXHIBIT "B"

### Exceptions

#### GENERAL EXCEPTIONS

Taxes and Assessments as they become due and payable.

#### RIGHT OF MARBLE MOUNTAIN HOMEOWNER'S ASSOCIATION TO LEVY AND COLLECT ASSESSMENTS AS PROVIDED FOR IN ARTICLES OF INCORPORATION AND BY-LAWS.

##### 5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WASHINGTON VENEER CORPORATION  
PURPOSE: INGRESS AND EGRESS  
RECORDED: December 08, 1952  
AUDITOR'S FILE NO.: 44795, BOOK 36, PAGE 61  
AREA AFFECTED: BLANKET

##### 6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: HARBOR PLYWOOD CORPORATION, A DELAWARE CORPORATION  
PURPOSE: TRUCK LOGGING ROADS  
RECORDED: January 14, 1953  
AUDITOR'S FILE NO.: 44925, BOOK 36, PAGE 124  
AREA AFFECTED: BLANKET

##### ASSIGNMENT OF EASEMENT:

ASSIGNEE: INTERNATIONAL PAPER COMPANY  
RECORDED: June 16, 1958  
AUDITOR'S FILE NO.: 53861, BOOK 45, PAGE 67

##### 7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: USA FOREST SERVICE  
PURPOSE: ROADWAY, ELECTRIC AND TELEPHONE TRANSMISSION LINES  
RECORDED: November 21, 1958  
AUDITOR'S FILE NO.: 54582, BOOK 45, PAGE 322  
AREA AFFECTED: BLANKET

##### 8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:

AUDITOR'S FILE NO.: 71741, BOOK 61, PAGE 439

##### 9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: CORRECTING EASEMENT DEED AND AGREEMENT  
RECORDED: November 23, 2004  
AUDITOR'S FILE NO.: 2004155002

SAID AGREEMENT WAS RE-RECORDED UNDER FILE NO. 2004155350.

##### 10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: ROAD MAINTENANCE  
RECORDED: September 08, 2006  
AUDITOR'S FILE NO.: 2006162930

##### 11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MARBLE MOUNTAIN HOMEOWNERS ASSOCIATION, A  
WASHINGTON NONPROFIT CORPORATION  
PURPOSE: PRIVATE ROAD  
RECORDED: August 10, 2015  
AUDITOR'S FILE NO.: 2015001667  
AREA AFFECTED: SAID PREMISES AND OTHER PROPERTY

##### 12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: EASEMENT AGREEMENT  
RECORDED: December 09, 2015  
AUDITOR'S FILE NO.: 2015002610  
AREA AFFECTED: SAID PREMISES

**EXHIBIT "B"**

Exceptions  
(continued)

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: **SPIRIT LAKE ROADWAY EASEMENT AND MAINTENANCE  
AGREEMENT (USFS ROAD 9015 AND BYPASS ROAD 3030)**  
RECORDED: **November 24, 2020**  
AUDITOR'S FILE NO.: **2020-003318**

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,  
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

*Unofficial  
Copy*