

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

Filed for record at the request of:



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

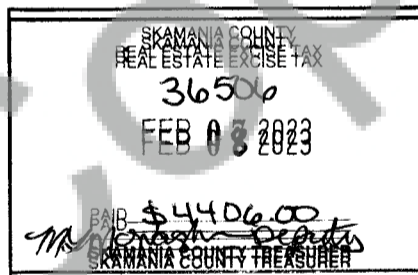
Tax Parcel Number(s): 07061840031400 *mn*

Subject to:

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

Dated: February 6, 2023

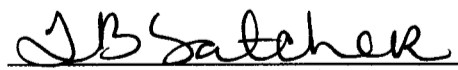
  
Shawn Ferguson  
  
Gail Ferguson  
\*Lewis

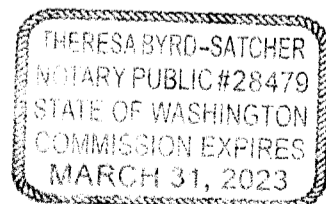


State of Washington  
County of Cowlitz

\*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**

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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

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## 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.**

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