


STATUTORY WARRANTY DEED
(continued)

Dated: February 15, 2023



Brian R. Peeters

State of Washington
County of Clark

This record was acknowledged before me on 2/24/23 by Brian R. Peeters.

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 2-28-25

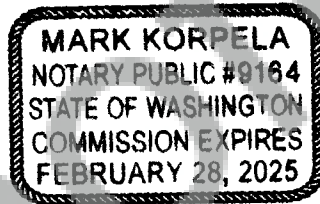


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02050000790300 and 02050000790306

Being a portion of the North half of the Southeast Quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a ¾" Iron Pipe with Skamania County Brass Cap, marking the center of Section 28 as shown in Book 2 of Surveys, Page 212, Skamania County Auditor's Records;

Thence South 88° 19' 10" East, along the North line of the Southeast Quarter of Section 28, for a distance of 1105.00 feet to the Point of Beginning;

Thence South 01° 46' 17" West, leaving said North line of the Southeast Quarter of Section 28, for a distance of 282.32 feet;

Thence along the arc of a 350.00 foot radius curve to the left, through a central angle of 13° 19' 04", for an arc distance of 81.35 feet, the chord of which bears South 86° 00' 39" West, 87.17 feet;

Thence South 79° 21' 06" West, for a distance of 134.66 feet;

Thence along the arc of a 300.00 foot radius curve to the right, through a central angle of 29° 33' 27", for an arc distance of 154.76 feet, the chord of which bears North 85° 52' 10" West, 153.05 feet;

Thence South 08° 27' 50" West, for a distance of 462.00 feet;

Thence North 88° 19' 10" West, for a distance of 195.00 feet;

Thence South 26° 58' 31" West, for a distance of 576.98 feet to the South line of the North half of the Southeast Quarter of Section 28;

Thence South 88° 38' 34" East, along the South line of said North half, for a distance of 1087.23 feet;

Thence North 15° 56' 11" West, leaving the South line of said North half, for a distance of 540.86 feet;
Thence North 15° 44' 08" East, for a distance of 484.94 feet;

Thence along the arc of a 380.00 foot radius curve to the right, through a central angle of 15° 55' 15", for an arc distance of 105.59 feet, the chord of which bears South 51° 03' 12" East, 105.25 feet;

Thence South 43° 05' 34" East, for a distance of 76.93 feet;

Thence South 83° 19' 47" East, for a distance of 34.02 feet;

Thence North 48° 50' 19" East, for a distance of 210.00 feet;

Thence North 86° 06' 12" West, for a distance of 70.81 feet;

EXHIBIT "A"

Legal Description
(continued)

Thence North 01° 46' 17" East, for a distance of 276.64 feet to the North line of the Southeast Quarter of Section 28;

Thence North 88° 19' 10" West, along said North line for a distance of 435.00 feet to the Point of Beginning.

Skamania County Assessor *mn*

Date 3/1/23 Parcel# 02050000790300
02050000790300

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. As disclosed by the assessment and tax roll, the premises herein described have been specially assessed.
Potential taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property may result.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : June 26, 1979
Book : 76
Page : 741
5. Easement and Maintenance Agreement, including the terms and provisions thereof:
Recorded : December 1984
Book : 84
Page : 182
6. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : November 28, 2016
As : 2016002490
Affects : This and other property

Said Easement was amended by instrument:
Recorded : December 20, 2017
As : 2017002644
7. Easements and matters as shown on the Survey:
Recorded : December 7, 2016
As : 2016002584
8. Covenants, Conditions and Restrictions and/or easements; but deleting any covenants, 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 covenant, conditions or restrictions violate
Title 42, Section 3604 and 3607, of the United States Codes:

EXHIBIT "B"

Exceptions
(continued)

Recorded : May 2, 2017
As : 2017000883

Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : December 20, 2017
As : 2017002645

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

9. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : December 20, 2017
As : 2017002643
Affects : This and other property
10. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : December 20, 2017
As : 2017002645
AND
Recorded : December 28, 2017
As : 2017002692
Rerecorded : January 18, 2018
As : 2018000039
11. Easements and matters as shown on the Survey:
Recorded : January 16, 2018
As : 2018000109
12. Easement, including the terms and provisions thereof:
Granted to : Public Utility District No. 1 of Skamania County
Recorded : February 20, 2018
As : 2018000325